



PETER BARRY  
CHARTERED SURVEYORS



Photo redacted

LEVEL 2

# Your survey report

Property address:

#####

Client's name:

#####

Consultation date (if applicable):

#####

Inspection date:

#####

Surveyor's RICS number:

#####

2

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# A

## About the inspection and report

This RICS Home Survey – Level 2 (survey only) has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

# A

## About the inspection and report

**As agreed, this report will contain the following:**

- a physical inspection of the property (see 'The inspection' in section L) and
- a report based on the inspection (see 'The report' in section L).

### About the report

**We aim to give you professional advice to:**

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

### About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



## About the inspection

**Surveyor's name**

#####

**Surveyor's RICS number**

#####

**Company name**

Peter Barry Surveyors

**Date of the inspection**

#####

**Report reference number**

#####

**Related party disclosure**

I have no links to this transaction.

**Full address and postcode of the property**

#####

**Weather conditions when the inspection took place**

The weather at the time of survey was sunny and dry. The weather in recent days has been mixed including some periods of heavy rain over the preceding weekend.

**Status of the property when the inspection took place**

At the time of my inspection the property was occupied by the vendor.  
The property was furnished with fitted floor coverings.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

### Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.

# B

## Summary of condition ratings

### Overall opinion of property

This property provides reasonable family accommodation.

It is in an average condition for one of its type and age. Nevertheless, there are defects and issues that need attention/consideration.

In particular, the need to improve fire safety and the decay to some timber windows and other elements of joinery.

The full content of this report should be reviewed and understood, with recommendations followed. This includes matters as set out below where further investigation or further information is required. The scope of works should not be underestimated and only when you have this information will you be in a position to make a reasoned decision about the proposed purchase.



# B

## Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



### Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
1.	Electrical Installation Condition Report	No
2.	Gas Safety Certificate/Record	No
3.	Documented service history in respect of the boiler	No



### Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D5	Windows	
D6	Outside doors	
E7	Woodwork	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

# B

## Summary of condition ratings

2

### Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D8	Other joinery and finishes	
E4	Floors	
E8	Bathroom fittings	
E9	Other	

1

### Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D4	Main walls	
D9	Other	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings	
F3	Water	



## Summary of condition ratings

### **NI** Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
F6	Drainage
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

This is a semi-detached three storey house.

### Approximate year the property was built

I would estimate that the property was originally constructed in about 1972.

### Approximate year the property was extended

The property has not been extended, but the original garage has been converted into the front ground floor reception room.

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

The property is of conventional construction with the main elements as follows:

- Cavity walls with facing brickwork.
- Mansard roof slopes with concrete tiles.
- Crown flat roof covered with felt.
- Solid ground floor and timber upper floors.
- Timber framed dormers with tile hanging.
- Double-glazed PVCu casement windows.



## About the property

### Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Ground	1			1	1			1 (Hall)
First	1	1	1					1 (Landing)
Second		3	1					1 (Landing)



## Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

### Energy efficiency rating

This property's current Energy Efficiency rating is C69.

### Issues relating to the energy efficiency rating

This property's current Environmental Impact rating is D.

According to the EPC, this property produces 4.1 tonnes of CO<sup>2</sup> per annum.

These ratings are based on assumptions about average occupancy and energy use. You may use different amounts of energy.

### Mains services

A marked box shows that the relevant mains service is present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid Fuel

Oil

None

### Other services or energy sources (including feed-in tariffs)

There are no other services or energy sources.

### Other energy matters

There are no other energy matters.



## Location and Facilities

### Grounds

There are private gardens to the front and rear.

### Location

The front elevation faces approximately North.

The subject property is located on a level site.

### Facilities

There are local shops, food outlets and other facilities along ##### to the south.

There are bus routes along ##### and #####.

The nearest train station is located at ##### and #####.

### Local environment

I am not aware of any adverse environmental issues.



**D**

**Outside the property**



## Outside the property

### Limitations on the inspection

The exterior was inspected from ground levels in the street, from the private gardens and from the windows of the house.

More specific limitations are set out within the individual sections below.

1 2 3 NI

### D1 Chimney stacks

There are no chimney stacks to this property.

NI

### D2 Roof coverings

Above the second floor there is a main flat roof, together with lower flat roofs that extend above the second floor dormer windows.

These could not be inspected directly as part of this survey, but some images were taken by use of a GoPro camera and pole. This appears to have been resurfaced relatively recently, with no apparent defects. There are some issues to the ceilings inside as noted in Section E2, but this most likely pre-dates this roofing work. You legal adviser should ask the vendor if there are any valid and transferable guarantees.

To the front and rear there are mansard slopes at second floor level. These are covered with concrete plain tiles and there is a lead flashing across the top of the slope adjacent the edge of the flat roof.

The flashings and tiling are in satisfactory condition.

1

### D3 Rainwater pipes and gutters

The flat roofs discharge over the mansard slopes.

The mansard slopes are served by half round plastic gutters, interlink with no. 12. There is a plastic downpipe to the front on the line of the party wall. At the rear there is a downpipe standing on the side of no. 12.

The rear gutter is misaligned and is likely to overflow during heavy rain as a result. This requires adjusting. It can be seen that the decorations to the timber fascia here are deteriorating as a result of saturation/overflow. **Condition rating 2.**

Otherwise, these fittings are in satisfactory condition.

Normal routine maintenance will be required.

2



## Outside the property

### D4 Main walls

#### Main Walls

1

The main walls are of cavity construction. They are generally finished with facing brickwork, although there is a panel of render beneath the ground floor window to the front elevation where an original garage opening has been infilled as part of the conversion of the garage into habitable ground floor accommodation. See comments under Section H1. There is a section of painted render to the centre of the front elevation at first floor level. To the front left corner the first floor overhang is supported by a column.

The general condition of the brickwork, blockwork, render and column is satisfactory.

The flank wall rises up above the main flat roof parapet. This is terminated with a pre-cast concrete coping. This is in satisfactory condition.

There is a hole through the rear external wall adjacent the party wall position. I anticipate that this may be a redundant flue position. If so, it should be infilled.

There is also a small hole beneath the kitchen window where a redundant waste pipe has been removed. This should also be infilled.

There are no significant areas of damage or decaying requiring any extensive repair work at this time.

There is a slight crack extending beneath the left corner of the first floor bedroom window at the rear that is closest to the party wall. There is no other significant cracking and I anticipate that this is most likely due to thermal movement where there is no movement joint across the rear elevation of the two properties. This is not of serious structural significance and I would suggest that it just needs to be re-pointed at this time.

There are no areas of significant cracking, bulging or other forms of distortion to give rise for concern about the presence of structural movement.

#### Dormers

To the dormers the cheeks are clad with leadwork and between the windows there is concrete tile hanging with lead flashing above. These claddings are in satisfactory condition.

I anticipate that these dormers are timber framed, but the timber framing is not visible due to the external cladding and internal dry lining.

#### Damp Proof Course

The property is of a type and age where I would expect it to have been built with a damp proof course, usually of felt or bitumen.

Sections of bitumen felt can be seen in the external skin of brickwork in places where visible through the mortar pointing.



## Outside the property

Ground levels are set at a suitable position.

### Floor Ventilation

No sub-floor ventilation is required as the ground floor is of solid construction.

### D5 Windows

There are single-glazed timber casement windows to the front elevation serving the cloakroom, and to the side elevation to the half landings.

The cloakroom window is sheltered by the overhang and is in sound and functional condition. **Condition rating 1.**

To the side elevation the windows are in a deteriorating condition with decay and you should budget for replacements. **Condition rating 3.**

The kitchen window is a single-glazed double hung timber sash. The sashes are painted shut. There is bubbling of paintwork but the joinery appears to be serviceable albeit patched with filler in the past. **Condition rating 1.**

Otherwise, the windows are otherwise are double-glazed PVCu casements. The frames and glazing are in sound condition. **Condition rating 1.** A selection of the opening casements were operated and found to be in satisfactory working order.

There is a rooflight above the bathroom, this is sound as viewed from below, but there is some evidence of condensation run off. An extractor is needed to this room. **Condition rating 2.**

3

### D6 Outside doors (including patio doors)

The front entrance door is a part single-glazed timber door within a timber sub-frame. It is sheltered by the overhang and is in a satisfactory and functional condition. It has adequate locks for security. **Condition rating 1.**

To the rear of the kitchen there is a pair of single-glazed timber casement doors with matching sidelight. The timber joinery has suffered from some deterioration with filler repairs to the bottom edge and some further sections are now starting to decay. This is capable of repair, although I anticipate that you may wish to replace the fittings. **Condition rating 3.**

The glazing to these doors is not marked with Kite marks to confirm that the glass is of adequate safety specification. This is for both the rear doors and the sidelight as well as the front entrance door. You should undertake your own risk assessment in this respect, but this would be superceded by replacements.

There is a pair of double glazed PVCu doors from the living room out to the balcony. These are in satisfactory and functional condition.

3



## Outside the property

### D7 Conservatory and porches

Not applicable.

NI

### D8 Other joinery and finishes

To the mansard roof eaves overhangs there are a timber fascia and soffit with gloss paintwork, with the front fascia replaced or overlaid with PVCu. These are in serviceable condition, except at the rear where the dip in the alignment of the gutter is starting to cause deterioration of the gutter board/fascia needing localised repair. I would suggest that you consider replacement with PVCu.. **Condition rating 2.**

2

To the dormers there are also timber fascias and soffits. The fascia to the rear dormer has also been overlaid with a PVCu material with the original timber painted bottom edge and soffit visible below. These are in a serviceable condition. **Condition rating 1.**

To the front balcony there are PVC fascias and a timber boarded soffit. The fascia is pulling away towards the front right corner and requires re-fixing. There is some deterioration in the condition of the soffit boarding adjacent this corner needing localised repair. Likewise in the front left corner.

The soffit boarding and fascias will need to be removed to expose the structure of the balcony to check whether there is any associated decay to what I anticipate to be a timber structure. **Condition rating 2.**

Adjacent the front entrance overhang there is a timber boarded soffit. This is in serviceable condition. **Condition rating 1.**

External decorations comprise masonry paint to the blockwork at first floor level and the render at ground floor level, together with gloss paintwork to the balcony railing and the external timber joinery elements.

External decorations generally require renewal every three to five years, dependent upon wear/exposure, the quality of paint and preparation, together with the condition of the painted surfaces.

The decorations are in a mixed condition. Masonry paint decorations are sound, but the glosswork is in a mixed condition, being particularly poor to the side windows and the rear eaves. **Condition rating 2.** As noted above this can be superseded by replacement of these joinery elements.

### D9 Other



## Outside the property

To the surface of the balcony the finish comprises balcony tiles over the roofing felt weathering. Around the edge of the balcony there is a metal railing. This is in serviceable condition. **Condition rating 1.**

1

The rear awning fitting was not inspected as part of this survey. **Condition rating NI.**

# E

**Inside the property**



## Inside the property

### Limitations on the inspection

Internal inspection was undertaken from floor levels..

My inspection of the interior was restricted by fitted floor coverings, built in cupboards and large items of furniture to some of the rooms.

1 2 3 NI

### E1 Roof structure

There is no access into the roof voids at second floor level.

I cannot therefore comment on the nature or condition of the roof structures, underside of roof coverings, levels of insulation or other concealed elements.

NI

### E2 Ceilings

The ceilings are of plasterboard and are generally in a sound condition.

There is a textured finish to the ceiling of the rear bedroom at second floor level. Although sound, this type of finish can have an asbestos content.

The asbestos content can only be established by taking samples and having them laboratory tested. In the main the material is sound and do not present an immediate health hazard. However, if they are to be damaged, disturbed, or removed and disposed of, this work should only be undertaken following testing or an assumption made that there is an asbestos content and any work carried out strictly in accordance with the recommendations of the Health and Safety Executive.

This can increase the cost of any associated works that impact these materials.

I would strongly recommend that this house is inspected by an asbestos specialist with samples taken to test and confirm whether there is any risk, particularly to the area and that if there is a risk what action needs to be taken.

[www.hse.gov.uk/asbestos/essentials/coatings.htm](http://www.hse.gov.uk/asbestos/essentials/coatings.htm)

There is damp staining in the ceiling and walls of the wardrobe cupboard of the rear second floor bedroom and some unevenness of the ceiling in the front right bedroom which may have been due to leakage. However, both areas tested dry at the time of survey.

1

### E3 Walls and partitions

The front reception room at ground floor level has walls drylined with plasterboard. There are also plasterboard finishes to some of the lightweight framed partitions. Elsewhere the masonry walls have a wet applied plaster finish,

The plaster finishes are in serviceable condition.

1





## Inside the property

There is some evidence of water damage in the hall cupboard where the washing machine is located, but this was found to be dry and seems to be from a past leak.

No other areas of dampness were noted.

Wall tiled areas are serviceable.

### E4 Floors

There is a timber boarded floor in the front reception room where the original garage has been converted, with the remainder the original solid ground floor. There are timber upper floors.

The floors are generally level, with no evidence of significant distortion or defect.

Fitted carpet coverings have not been inspected.

The wood effect floor coverings in the ground floor reception room are of basic quality but in serviceable condition.

Where there are similar quality floor coverings elsewhere they are wearing and I anticipate that you will wish to renew/replace them.

The tiled floor in the ensuite has one cracked tile. Rigid tiled floors laid onto timber floor structures need a suitable rigid board underlay with appropriate fixings and flexible adhesive. Otherwise, normal flexing of timber floor structures can lead to cracking and failure of the tiling. This can be particularly problematic in older properties where floor structures can also need strengthening to add rigidity. The nature/adequacy of the preparation for this finish cannot be assessed by visual inspection as part of this survey. You should assume that this will deteriorate over time, leading to the need for a new covering. **Condition rating 2.**

2

### E5 Fireplaces, chimney breasts and flues

There are no chimney breasts or functioning fireplaces.

The fireplace in the living room has no flue and is fitted with an electric fire, which was not tested.

NI

### E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

There are fitted kitchen base, wall and tall units. These are of average quality. There are now dated with some wear and tear but are functional.

The appliances were not tested or inspected as part of this survey.

The kitchen hood is installed as a recirculating filter and not ducted as an extractor.

There are some basic quality wardrobe cupboards. They are dated but functional.

1



## Inside the property

### E7 Woodwork (for example staircase joinery)

The internal doors are in a functional condition. Those at ground floor level are of moulded skin or glazed timber construction, with those at second floor level older flush doors. Those to the kitchen, reception rooms and bedrooms are not fire rated. This is not an issue if an extensive detection system is installed as set out in Section F1. A reduced scope of system could be installed if doors are upgraded to FD30 specification. **Condition rating 3 subject to your choice of alarm system.**

3

Where there are glazed doors, if they are to be retained I would suggest that they will need to be upgraded with safe glazing. **Condition rating 3.**

The staircases are of timber and in satisfactory condition with no distortion, and no significant give or creaking under foot.

### E8 Bathroom fittings

There is a closed coupled wc and wash hand basin in the cloakroom.

In the ensuite there is a corner shower tray, wc and wash hand basin

In the bathroom, there is a bath with shower screen and mixer fitting, basin with vanity unit and concealed cistern wc.

The fittings are dated with some scaling and deteriorating seals, but they are functional.

There is a functional extractor fan to the ensuite, but this is noisy in operation and I would suggest that you budget for its replacement. **Condition rating 2.**

There is no extractor to the second floor bathroom. An extractor should be fitted.

2

### E9 Other

The decorative state internally is mixed, but generally wearing.

2

# F

## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.



# Services

## Limitations on the inspection

No tests have been undertaken as part of this survey.

## F1 Electricity

1 2 3 NI

**Safety warning:** Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.

There is a mains supply. The meter and consumer unit are located in a cupboard in the front ground floor reception room.

3

Current regulations for electrical work dictate newly installed consumer units have metal casing for better fire protection. This does not mean that there is any requirement to change an older plastic cased unit, but essentially it means that whilst not presenting immediate or potential danger, replacement would result in a significant safety improvement. Careful consideration should therefore be given to the safety benefits of a new unit.

The switch plates, sockets, light fittings and other electrical points are in a physically sound condition.

However, the true condition can only be established by professional testing.

I have not been provided with an Electrical Installation Condition Report (EICR).

Your Legal Advisor should ask the vendor to provide this documentation and if it is not available then I would recommend that you arrange for a test to be undertaken by an NIC EIC qualified electrician to provide a report together with quotations for any works recommended.

### Condition rating 3, pending documentation.

There is no fire/smoke detection system. With three storey accommodation an interlinked system should be installed, with smoke detectors in the hall and landings, together with a heat detector in the kitchen. Unless the internal doors to the bedrooms, living rooms and kitchen are upgraded to FD30 fire doors, smoke detectors should also be fitted into each of those rooms. This should be undertaken prior to occupation. **Condition rating 3.**

## F2 Gas/oil

**Safety warning:** All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is a mains gas supply. The meter is located in a cupboard in the front ground floor reception room.

3

It is important for gas safety to ensure that the gas meter, pipework and appliances are professionally tested on an annual basis.



## Services

<p>I have not been provided with a gas safety certificate/record.</p> <p>Your Legal Advisor should ask the vendor to provide this documentation. If this is not made available then I would recommend that you arrange for a gas safety check to be undertaken by a Gas Safe registered engineer to provide a report, together with quotations for any works recommended. <b>Condition rating 3 pending documentation or testing.</b></p> <p>It is also important for gas safety to ensure that there is adequate carbon monoxide detection.</p> <p>I was not able to locate a carbon monoxide detector at the time of the survey. I would strongly recommend that a detector be installed prior to your occupation.</p> <p><b>Condition rating 3.</b></p>	
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### F3 Water

<p>There is mains supply. The external stopcock is located beneath a plastic cover set in the pavement. There is a water meter.</p> <p>The system is supplied direct from the main with no cold water storage tank.</p> <p>Cold water of adequate flow was obtained from the taps at the time of survey. This will depend upon the flow from the main.</p> <p>There is some leakage from the kitchen tap that needs repair.</p> <p>The cold water distribution pipework is largely concealed, but where visible is in satisfactory condition with no evidence of leakage other than that in the hall cupboard, which was found to be dry</p>	<b>1</b>
--	----------

### F4 Heating

<p>There is an Ideal Vogue wall mounted gas fired combination boiler located in the cupboard beneath the stairs.</p> <p>This provides heating via a network of radiators. However, there is no radiator to the rear first floor bedroom. You will need to budget for the system to be extended. <b>Condition rating 2.</b></p> <p>The boiler flue projects through the side external wall. This has a protective cage. I have no particular concerns regarding the nature and position of this flue.</p> <p>Timing control is via a digital programmer on the boiler. Temperature control is via a wall thermostat in the hall, together with a few radiators that have TRV's.</p> <p>The heating system was operating at the time of survey, with some warmth from the radiators. Hot water of adequate flow was obtained from the taps.</p> <p>The heating distribution pipework is largely concealed, but where visible, is in satisfactory condition, with no evidence of leakages.</p> <p>The radiators are in a satisfactory condition, but with some surface rust to the bathroom radiator..</p> <p>The vendor was unable to confirm when the boiler was last serviced.</p>	<b>3</b>
--	----------



## Services

Your legal adviser should ask the vendor to provide the warranty documentation and documented service history. If it has not been serviced recently, I would strongly recommend that you arrange for a full service inspection to be undertaken by a manufacturer approved Gas Safe Registered heating engineer.

[www.worcester-bosch.co.uk/products/boilers/find-an-installer](http://www.worcester-bosch.co.uk/products/boilers/find-an-installer)

**Condition rating 3, pending documentation.**

### F5 Water heating

Hot water is provided via the combination boiler. See comments above regarding servicing.  
**Condition rating 3.**

**3**

As for other pipework, the hot water distribution pipework is largely concealed but where visible is in satisfactory condition with no leakage noted.

Hot water of adequate flow was obtained from the taps at the time of survey.

### F6 Drainage

It is assumed that the property is served by mains below ground foul drainage.

There is an inspection chamber cover set in the driveway at the front of the property, together with a cover set in the rear patio. These covers have built-in lifting handles, but I was unable to lift them at the time of survey as they are wedged into the frame.

I cannot therefore comment on the nature, condition or route of the below ground drainage system through this chamber and beyond.

If you wish to be certain as to the condition of drain runs or any designation as a sewer, this will need to be investigated by having the covers freed and by means of CCTV survey prior to exchange of contracts.

Externally there is some above ground foul water waste pipework extending through the kitchen wall at the rear. This plastic pipework is in satisfactory condition with no leakages noted.

The above ground drainage pipework within the property was largely concealed but where visible beneath the kitchen sink and the base positions the waste pipework is in satisfactory condition with no evidence of current leakage.

**NI**

### F7 Common services

Not applicable.

**NI**

# G

**Grounds**

**(including shared areas for flats)**



# Grounds (including shared areas for flats)

## Limitations on the inspection

No comments.

### G1 Garage

1 2 3 NI

There is no garage to this property. The original garage has been converted to provide ground floor accommodation. NI

### G2 Permanent outbuildings and other structures

There are no permanent outbuildings or structures. NI

### G3 Other

There are private gardens to the front and rear.  
These are adequately maintained.  
The driveway at the front is surfaced with concrete block pavements that are in serviceable condition.  
There is no boundary fence or wall between the front garden of this property and no. 12.  
On the side of no. 16 there is a raised flowerbed of brickwork. This brickwork is in serviceable condition, although there are some areas of wearing pointing.  
Adjacent the house the ground level at no.16 is set slightly higher such that there is a retaining wall. This is constructed of cast concrete and there is a timber panel fence above. The concrete visible is in serviceable condition.  
The timber fence panels are leaning requiring some repair/replacement of defective posts.  
To the rear garden there is further timber fencing with pre-cast concrete posts and timber fence panels that are in serviceable condition.  
The side gate at the front is of painted metalwork with timber posts. This is serviceable although requires redecorating.  
There is a further timber gate at the rear that is also serviceable.  
No evidence of Japanese Knotweed growth was noted.  
The retaining wall adjacent to the patio on the boundary with no. 16 is of brickwork. There is a single brick wall on the other boundary to no. 12. These are in serviceable condition.  
The patio and steps are in satisfactory condition.  
You may wish to consider installing a handrail to one or both sides of the steps so that these can be negotiated by people that are less able.





## Grounds (including shared areas for flats)

Above this the lawn is finished with artificial grass. There is weed growth coming up through this grass such that lifting, treatment and re-laying is required.

Beyond this there is a low brick retaining wall that is in sound condition that is in front of the flower bed.

# H

## Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



# Issues for your legal advisers

## H1 Regulation

Confirmation should be obtained from the local authority that Building Regulations approvals have been obtained in respect of the garage conversion. Ideally this should include provision of a full set of the associated drawings and specifications.

## H2 Guarantees

Your legal adviser should request the following:

- An Electrical Installation Condition Report.
- A Gas Safety Certificate/record.
- Documented service history in respect of the boiler.

## H3 Other matters

Your legal adviser should check boundary ownerships and liabilities for maintenance should be clarified through your Legal Advisor.

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.



# Risks

## I1 Risks to the building

No issues noted.

## I2 Risks to the grounds

No issues noted.

## I3 Risks to people

See **Sections F1, F2, F3, F4 and F5** The need for checking of documentation for the services installations or authorising appropriate tests/risk assessments.

**Section E2** – The textured ceiling finish that could have an asbestos content.

**Sections E5 and F1** – The need to install a smoke detection and alarm system, either in combination with FD30 rated doors or to extend into the habitable rooms.

**Sections D6 and E5-** The need for safe glazing to the glazed doors.

## I4 Other risks or hazards

No issues noted.

# J

## Surveyor's declaration



# Surveyor's declaration

**Surveyor's RICS number**

#####

**Phone number**

020 7183 2578

**Company**

Peter Barry Surveyors

**Surveyor's Address**

Vicarage House, 58-60 Kensington Church Street, London W4 8DB

**Qualifications**

#####

**Email**

surveying@team-pbs.co.uk

**Website**

www.peterbarry.co.uk

**Property address**

#####

**Client's name**

#####

**Date this report was produced**

#####

**I confirm that I have inspected the property and prepared this report.**

**Signature**

##

# K

**What to do now**





## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

### Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotation in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

### Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

### Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.



# **Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement**



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## The service

The RICS Home Survey – Level 2 (survey only) service includes:

- a physical **inspection** of the property (see 'The inspection' below) and
- a **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property..

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within *The Control of Asbestos Regulations 2012* ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

## Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



# Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

**2 The surveyor** – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

**3 Before the inspection** – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

**4 Terms of payment** – You agree to pay our fee and any other charges agreed in writing.

**5 Cancelling this contract** – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015* in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

**6 Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

**Note: These terms form part of the contract between you and the surveyor.**

This report is for use in the UK

## Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

# M

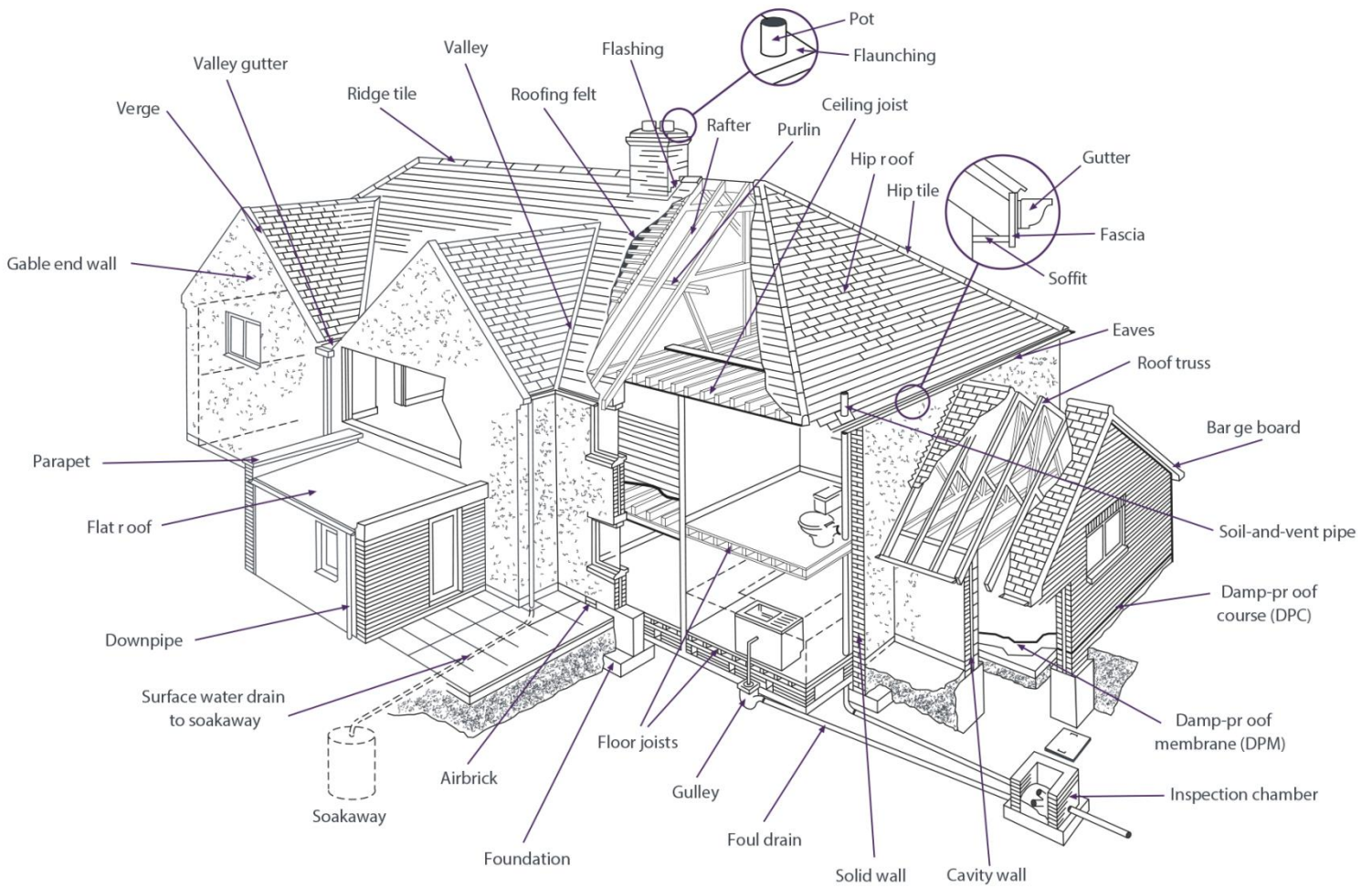
## Typical house diagram





# Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



# Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

## Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

## RICS disclaimer



### You should know...

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