



PETER BARRY  
CHARTERED SURVEYORS



Photo redacted

LEVEL 3

# Your survey report

Property address

#####

Client's name

#####

Consultation date (if applicable)

#####

Inspection date

#####

Surveyor's RICS number

#####

3

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# A

## About the inspection and report

This RICS Home Survey – Level 3 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 M) and
- a report based on the inspection (see 'The report' in section M).

### 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, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually 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. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- 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 outline the condition of the other part.

 **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 heavy rain on the proceeding day.

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

At the time of my inspection the property was occupied with the vendor present.

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 L, *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 a better than average condition for one of its type and age. Nevertheless, there are some defects and issues that need attention/consideration.

In particular, the need to improve fire safety.

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	An electrical installation condition report.	No
2	A gas safety certificate/record.	No
3	Any warranty and service documentation in respect of the boiler.	No
4	Statutory approvals and drawings in respect of the extension works.	No
5	Any FENSA certification or warranties for the windows and doors.	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)
E2	Ceilings	
E4	Floors	
E7	Woodwork	
F1	Electricity	
F2	Gas/oil	
F4	Heating	

# B

## Summary of condition ratings

F5	Water heating	
G1	Garage	

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)
D1	Chimney stacks	
D3	Rainwater pipes and gutters	
E3	Walls and partitions	
E6	Built-in fittings	
F6	Drainage	

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	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	

# B

## Summary of condition ratings

D9	Other	
E5	Fireplaces, chimney breasts and flues	
E8	Bathroom fittings	
E9	Other	
F3	Water	

## NI

### Elements not inspected Summary of repairs and cost guidance

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

Element no.	Element name
D7	Conservatory and porches
E1	Roof structure
F7	Common services
G2	Permanent outbuildings and other structures



# Summary of condition ratings

## Summary of repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	
1.	The need to improve fire safety and means of escape.
2.	The wearing pointing to the chimney stack.
3.	The misaligned gutter at the rear.
4.	The evidence of water ingress around the bathroom extractor.
5.	The failing floor tiling to the bathroom.
6.	The need for repair around the drainage gully to the side elevation.
7.	The safety considerations set out in Section I3.

As set out below, issues such as the electrical installation will need further investigation to establish the nature and extent of any works required.

You should be aware that costs for domestic work of this nature can vary very widely dependent upon market conditions at the time, the type of contractor engaged, the economies of scale that may or not may exist within the scope of any project/instruction and the potential for more extensive issues to be uncovered once work commences.

I would suggest that you resist the pressures to exchange and make time prior to exchange of contracts to obtain quotations from reputable and competent contractors to give you a more accurate assessment of the more significant of the items.

You should obtain quotations for all the repairs and further investigations as set out below. These should come 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 the contractors to put the quotations

### Further investigations

You are made aware in the report of certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks. You are made aware that in circumstances where essential repairs or works by specialists are not carried out further deterioration and damage may occur with subsequent increased risk and increased costs.

# B

## Summary of condition ratings

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are aware of these costs before exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price.

The following further investigations are recommended before exchange of contracts.

- See Section H regarding the legal issues that need to be checked.
- The need to test the electrical installation if there is no documentation.
- The need to check gas safety if there is no documentation.
- The need to have a service inspection of the boiler if there is no service, installation and warranty documentation.

# 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 house.

### Approximate year the property was built

I would estimate that the property was originally constructed in about 1952.

### Approximate year the property was extended

I understand from the vendor that the house was extended in 2018/2019

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

Not applicable.

### Construction

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

- Pitched roof slopes covered with concrete plain tiles.
- Plastic rainwater goods.
- Brick built chimney stacks.
- Cavity walls.
- Solid ground floor and timber upper floors.
- 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	2			1	1	1		2 (Entrance lobby, hall)
First		4	2					1 (Landing)
Second		1						2 (Landing, store room)

## Means of escape

Direct means of escape is possible via openable windows of adequate proportions.

It is important to ensure that lockable windows are kept unlocked when the property is occupied or at least the keys be kept in place for use in the event of an emergency.

Internal escape would be via the landings, staircases and hallway.

As the accommodation is laid out over three floors, I would suggest that there should be a higher level of protection to this escape route than with two storey accommodation.

As the second floor was added by later conversion, this should have complied with Building Regulations at the time. Compliance with current Building Regulations normally means ensuring that there is an interlinked fire detection and alarm system with smoke detectors to each ceiling of the hall and landings, together with a heat detector to the kitchen and in this case a detector in the garage. The internal escape route formed by the staircase, landing and hall need to be separated and protected from the habitable rooms by doors and partitions. The doors to each habitable room should be of FD30 fire rated specification, but need not be self-closing. As an alternative to FD30 rated doors, a more comprehensive alarm system can be installed to extend with smoke detectors into the living rooms and bedrooms.

In this case the means of escape precautions are inadequate.

There are no smoke or heat detectors and there are no labels on the internal doors to verify whether these are FD30 fire rated and there is no door to the second floor storage room. Improvement is therefore required.

Rather than replace the doors that are in good condition, this will most easily be achieved by installation of a wireless fully interlinked smoke detection and alarm system.





## About the property

The ceiling in the garage should be formed with a double layer of 12.5mm plasterboard or of a fire resistant plasterboard to provide adequate separation between the space and the habitable rooms above. The ceiling is boarded but there are holes cut into it that appear to have been formed for access to sections of pipework. These should either be sealed or if future access is desired finished with some form of proprietary fire resistant hatch. I cannot confirm by visual inspection whether the boarding is of suitable fire rated specification. See comments under Section H1 regarding Building Regulation approvals.



The full perimeter of the steel beam supporting the front wall above the garage should also be enclosed by fire resisting boarding. The front facing side has been left open.



These various improvement should be made prior to taking occupation.



## About the property

Fire is always a danger and it is recommended that a fire drill is agreed with all occupants and regularly practised so that they know what to do in the event of a fire. Many local Fire and Rescue Services will come to your home and carry out a Home Fire Risk Check to help keep you and your family safe. For more information on fire safety, you can contact your local Fire and Rescue Service (not 999).

Further advice is also available online:

[www.london-fire.gov.uk/safety/the-home/](http://www.london-fire.gov.uk/safety/the-home/)

<https://firekills.campaign.gov.uk/>



## 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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

### Energy efficiency rating

This property's current Energy Efficiency rating is C76.

### Issues relating to the energy efficiency rating

As the property has been marketed for sale, the Estate Agent should be able to provide you with a copy of the full Energy Performance Certificate (EPC). Alternatively, this can be downloaded online: <https://find-energy-certificate.digital.communities.gov.uk>

The full EPC gives more detail about the data used, together with estimated energy use figures and some recommendations for improvements. It should be borne in mind that this is an estimate, particularly where assumptions have been made where levels of insulation cannot be seen. These ratings are also based on assumptions about average occupancy and energy use. You may use different amounts of energy.

The EPC is dated ##### and gives an energy performance rating as above, which is better than the national average of D60.

The Environmental Impact rating is C.

I have checked for any obvious errors in the basic insulation and energy measures recorded and there are no significant discrepancies.

You should bear in mind that it is likely that the government will use the EPC system to ensure that owners take steps to improve of energy efficiency when selling or letting to a minimum requirement of C and that this is likely to rise higher over the next few years.

You should review the EPC for recommendations as to the improvements that can be made and the impact upon the rating.

The main suggestion for improving the ratings is to install a solar panel system, which would be a relatively costly exercise with a current payback period of at least 10 years.

Although some improvement measures can be made relatively easily, some others will be costly and disruptive to undertake.

Energy issues noted from my inspection are covered in Section J.



# Energy efficiency

## 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 laid out to the front and rear. There is a single integral garage. There is off-street parking on the driveway at the front.

## Location

The property is located in a residential area where there are a number of similar style, quality and age properties.

The front elevation faces approximately North/North East.

The front boundary is to the pavement along ##### Road.

The boundary to the Eastern side is to a public footpath beyond which is the adjacent primary school.

The rearmost boundary is shared with a small section of woodland to open public accessible parkland.

On the Western side there is a party wall and boundary with no. ##.

The site has a slight slope from the rear to the front.

## Facilities

As noted above, there is a primary school next door together with a further primary school on the opposite side of the road.

There are local shops to the South at the #####.

There are more extensive facilities in the centre of ##### within ##.

There are bus routes along both ##### Road and ##### Avenue.

The nearest train station is ##### station which is within ## miles.

## Local environment

There may be some playground noise from the adjacent schools. Some people can find this a disturbance.

I am aware of any other activities or operations in the immediate vicinity that could be considered a source of noise disturbance.

Information available online via the Gov.uk website indicates that there is no elevated risk of flooding in this location.



## Location and Facilities

Information from the UK Health Security Agency website indicates that there is a marginally elevated risk of radon gas contamination in this location, with records indicating that the property in this general location has a 1% to 3% risk of being affected by radon gas.

Radon gas is an odourless invisible gas that can rise into property from the ground and can build up in properties if steps to ventilate and prevent this are not taken. Radon gas is a natural radioactive gas and can cause health problems. The levels of radon gas at the property cannot be tested on a single visit, but require monitoring for a period of at least three months. You may wish to ask the vendor if they have undertaken testing and if not you may wish to look to undertake a test upon ownership. If there are elevated levels of radon gas build up, this will likely start in the ground floor and can usually be addressed by introducing/maintaining normal ventilation measures. See comments under Sections D4 and J4.

Further information can be found online: [www.ukradon.org/information/housesales](http://www.ukradon.org/information/housesales)

Your legal adviser should check with the vendor whether they have had a radon gas test undertaken and if so obtain the resulting report and recommendations.

There are no adverse clay soil conditions in this location.

### Other local factors

No comments.

**D**

**Outside the property**

# D

## 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/roof lights of the house.

Internal inspection was carried out from floor levels and the accessible roof space.

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

1 2 3 NI

### D1 Chimney stacks

The chimney stack rises above the front roof slope adjoining a similar stack to no. 26.

This serves a single flue to the fireplace position in the living room. See later comments in Section E.

It is of brick construction with a clay pot. There are lead flashing and a lead lined back gutter at the junctions with the tiles.



There are some areas of the mortar pointing to the brickwork that are starting to wear. This does not need immediate attention but this will deteriorate over time such that some patch repointing will be required within the next 2 to 3 years. Worn mortar should be raked out to a minimum depth of 25mm and renewed with a matching mortar mix. **Condition rating 2.**

The flashings are in sound condition, although the back gutter could not be seen from available vantage points.

As noted later there is no fire in the fireplace position to the living room such that the flue is currently disused. Where there are dis-used flues that are open at pot level I would suggest they be fitted with ventilator caps. Whilst no associated issues were noted, this will help to prevent the ingress of rainwater and maintain ventilation to avoid dampness building up inside the flues and creating problems internally.

2





## Outside the property

There is a TV aerial fitted to the stack. This appears to be secure.

### D2 Roof coverings

#### Main Roof

The main roof is of hipped and pitched construction with an L shaped ridge running from the party wall position with no. 26 and a sloped slightly lower section of ridge extending to the rear above bedroom 1. This roof form creates five slopes.

These slopes are covered with concrete plain tiles finished with half round concrete ridge and hip tiles.

I anticipate that these roof slopes were mostly stripped and recovered as part of the extension works in 2018/2019.

Original/salvaged tiles have been used supplemented with new. The ridge tiles are dry fixed.

Between the adjacent slopes at the rear there is a valley gutter. The tiles close over this fairly tightly such that the precise nature and condition of the valley lining could not be seen adequately from available vantage points.

The tile coverings are in a satisfactory condition. **Condition rating 1.**

There is some moss and other organic growth to the front roof slope, but this is not considered to be detrimental to the condition of the covering and no action is recommended in this respect.

No evidence of leakages were noted internally.

#### Garage/Entrance Lobby

To the front elevation the single storey portion of the property has a pitched and hipped roof form.

These three slopes are covered with concrete plain tiles finishes with half round concrete hip tiles that are bedded in cement mortar. There are lead flashings at the abutments with the upper walls.

These coverings are in sound condition. **Condition rating 1.**

#### Rear Single Storey

Above the single storey portion of the dining area at the rear there is a small section of flat roof. This is covered with standard mineral faced roofing felt. Beyond this there is a pitched slope covered with concrete plain tiles. There are lead flashings at the abutments with the upper walls and also a lead apron flashing between the rear edge of the flat roof and the top course of the tiled slope.

These coverings are in a sound condition. **Condition rating 1.**

1

# D

## Outside the property

### D3 Rainwater pipes and gutters

Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

2

There are half round plastic gutters served by plastic downpipes. There is a downpipe close to the front corner of the two storey section that also takes a branch connection from the roof above the garage/entrance lobby.

The downpipes discharge into gulleys. These were found to be clear.

There are two downpipes at the rear adjacent the corners of the two storey section. These discharge into the rainwater channel between the pavings and the rear wall.

These fittings are in sound condition, but there is a sag in the line of the gutter above the casement doors to the rear of bedroom 1. An additional bracket is required at this gutter joint position.

**Condition rating 2.**



Ongoing routine maintenance will be required. The fittings should be inspected at least once a year and accumulated leaves, silt and other debris be removed from the gutter, downpipes and gullies/channels to prevent blockages.

### D4 Main walls

#### General

The main walls of the original parts of the house are of cavity construction. These are finished with facing brickwork, together with some dash render at first floor level to the front and rear elevations.

The extended areas which includes the single storey entrance lobby and garage at the front together with the two storey side/rear extension and the single storey portion at the rear were built in 2018/2019. These also have cavity walls largely with facing brickwork, but again with some dash render at first floor level to the front.

1



## Outside the property

The side external wall of the single storey section at the rear could not be inspected as this is tight up to the boundary.

The general condition of the brickwork and render is sound at this time, with no significant areas of damage or decay requiring any extensive repair work.

No areas of significant cracking, bulging or other forms of distortion were noted to give rise for concern about the presence of structural movement.

### 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, both to the original and to the extension.

To the original front elevation the thickened band of mortar pointing at low level indicates the damp proof course position. Where the mortar pointing at damp proof course level is spalling a felt damp proof course can be seen within the original brickwork.

The mortar pointing in the newer brickwork is such that I was not able to identify a damp proof course in most areas. A small section of plastic damp proof course can be seen to the front right corner of the garage.

It is generally recommended that ground levels be kept to a minimum of 150mm beneath damp-proof course level, to prevent bridging/splashback, leading to saturation of the walls above and dampness penetration internally.

Ground levels are set at a suitable position at the front. The pavings raise higher towards the rear corner and across the rear elevation, although across the rear there is a drainage channel. I have no particular concerns in this respect.

No evidence of dampness issues were noted internally where tested in the walls at ground floor level.

### Sub Floor Ventilation

No airbricks are required at low level as the ground floors are of solid construction.

There is an airbrick at low level in the front elevation just beneath the meter box position, although this will be to provide ventilation to the fireplace position in the living room.

## D5 Windows

There are double glazed PVCu casement windows throughout. There are locking casement fasteners for security.

These have been replaced as part of the extension and refurbishment works in 2018/2019.

The frames and glazing are in a sound and functional condition, with a selection of the opening casements operated and mostly found to be in satisfactory working order.

1

# D

## Outside the property

There is one Velux rooflight to the main side facing roof slope and two at the rear, together with a further two Velux rooflights in the rear slope of the single storey section. These are in a sound and functional condition.

The casement fasteners to the en suite and the family bathroom need some easing and adjusting. The trickle vent position in the framework in the bathroom is missing the cover.

There is some form of vent terminal or flue that passes up through the roof slope to the single storey extension to the rear of no. 26. If this is an extractor flue this is not problematic. If it is a flue for a gas appliance or solid fuel appliance, then it is relatively close to the rooflight to the rear of the dining area and could present a risk of flue gases entering the property. Enquiries should be made with the adjoining owner.



### D6 Outside doors (including patio doors)

There is a PVCu front entrance door incorporating a double glazed panel, set within a framework incorporating two double glazed sidelights. The door has a multi-point locking system. The door, framework and glazing are in sound condition. The door functions satisfactorily.

To the side of the utility room there is a double glazed PVCu casement door. It has a multi-point locking system. This is also in sound condition and functional.

To the rear of the kitchen there are two sets of powder coated aluminium bi-folding doors with double glazing. These also have a multi-point locking system. These are in a sound and functional condition.

There is a pair of double glazed PVCu casement doors to the rear of bedroom 1 with adjacent side lights. These have a multi-point locking system. These are in sound and functional condition.

The glazing to the external doors have Kite marks indicating that the glass is of adequate specification for safety.

1



## Outside the property

### D7 Conservatory and porches

Not applicable.

**NI**

### D8 Other joinery and finishes

#### External Joinery

The roof slopes project beyond the face of the external walls to form eaves overhangs. These are finished with PVC fascias and soffits that are in a sound condition.

To the front elevation there are some dummy shutters. These are in sound condition.

#### External Decorations

There is no external fabric that has a decorative/painted finish.

**1**

### D9 Other

There is a Juliette balcony arrangement to the rear of the casement doors to bedroom 1. This is constructed with metal framework and glass balustrading.

It is in a sound condition.

From a safety perspective, although the balustrading is of adequate design and the fixings are not visibly loose, I am not able to confirm the quality, depth and strength of the fixing points. As a precaution I would recommend that you undertake a risk assessment by means of a professional lateral load/strength and fixing pull out test.



**1**

# E

## Inside the property



## Inside the property

### Limitations on the inspection

The property was occupied and furnished with fitted floor coverings.  
Inspection was carried out from floor levels and within the main roof space.

1 2 3 NI

### E1 Roof structure

The second floor rooms have been built up into the roof. As such there is no access to the voids above the ceilings of the second floor rooms. Likewise, there is only one access hatch enabling inspection of the roof void beyond, which is located at the rear of the store room. There is chipboard storage boarding through a proportion of the accessible roof space.

NI

In the space visible, the timber structures are in sound condition with no evidence of inadequacies or distortion. In the roof space it can be seen that there is an underfelt that has been laid beneath the tiles to act as a second barrier to rainwater penetration. No evidence of daylight or rainwater penetration was noted.

However, it is not possible to comment on the adequacy of the roof structures as a whole. I cannot therefore comment upon the nature and condition of the roof structures, underside of roof coverings, levels of insulation and other concealed elements. **Condition rating NI.**

The roof will have been adapted and extended as part of the extension and roof conversion works. See later comments under Section H1 regarding Building Regulation approvals.

There is no access to the voids of the flat roof or rear slope above the single storey portion. I cannot therefore comment upon the nature and condition of the roof structures, underside of roof coverings, levels of insulation and other concealed elements. **Condition rating NI.**

The roof structure to the portion of the single storey above the front of the garage could be inspected from within the garage. This structure is in sound condition. **Condition rating 1.**

### E2 Ceilings

The ceilings throughout are of plasterboard construction.

See comments in Section C Means of Escape regarding the garage ceiling and the need for some improvement for fire safety. **Condition rating 3.**

3

Inside the house, the ceilings are generally sound, except for some minor shrinkage cracks in places. The quality of the skim finish is poor in a couple of locations for example around the downlight fittings to the landing ceiling adjacent the top of the staircase. These areas need decorative repair. **Condition rating 1.**



## Inside the property

### E3 Walls and partitions

The masonry partitions have a wet applied plaster finish. This is generally in a satisfactory condition with no significant areas of damage or decay requiring any extensive repair work. **Condition rating 1.**

2

There is a dry lined finish to the external walls of the rooms within both the original house and the extension at each level. There are dry lined lightweight partitions between the rooms at second floor level and around the perimeter to the roof voids. There are also lightweight dry lined partitions to some of the other rooms. These are most likely timber framed as can be seen in the accessible eaves void. Otherwise, the timber framing cannot be seen.

The plasterboard finishes are in a serviceable condition with only a few minor shrinkage cracks in places. **Condition rating 1.**

There is some staining to the finish of the external wall beneath the extractor fan in the en-suite shower room. This was found to be dry at the time of survey. The cause of this is not clear but it could be condensation run-off if the duct to this extractor has a back fall. Alternatively, it could be rainwater penetration around the external terminal. This needs to be investigated and addressed. **Condition rating 2.**

### E4 Floors

There is a solid ground floor throughout both the original footprint and extensions. The ground floor is relatively level with no evidence of significant distortion. **Condition rating 1.**

3

There is a fitted carpet in the front living room. The fitted carpets have not been inspected as part of this survey.

Through the rest of the ground floor there is a wood effect floor covering of reasonable quality and in serviceable condition. **Condition rating 1.**

There are timber first and second floors. These are also even with no evidence of distortion to the floor levels or cracking below to indicate any structural issues. **Condition rating 1.**

This is some slight creaking to the floor in bedroom 1 although not to a significant degree. It is not possible to confirm the cause without lifting the carpets. It is likely that a few additional fixings, or relaying of a localised area of the boarding will address this. **Condition rating 2.**

To the landing and bedrooms at first and second floor levels there are fitted carpets

In the bathroom and en-suite shower there are tiled floor coverings. In the shower room this is in serviceable condition. In the bathroom the grouting to the tiles is discoloured in places, there are some unevenly laid tiles and there is evidence of cracking and some recent patch repair. There is no further repair required at this time. However,

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.





## Inside the property

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. Flexible sheet coverings can be a better choice. **Condition rating 3.**

There is a bespoke quoin/resin floor covering in the cloakroom in good condition. **Condition rating 1.**

### E5 Fireplaces, chimney breasts and flues

The chimney breasts remain in the living room and front bedroom above. The chimney breast also extends through the second floor bedroom. **1**

The fireplace has been removed from the chimney breast in the living room. There is a slate hearth. The recess has been rendered and the flue is open.

The flue has not been tested or inspected as part of this survey.

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

#### Kitchen Fittings

There are fitted base and tall units in the utility room with laminate worktops. These are largely in satisfactory condition, except for some chips to the edge of the worktop on both sides. **Condition rating 2.** **2**

There are fitted base, wall and tall units in the kitchen. These are also of average quality and in sound condition. These have granite worktops that are in satisfactory condition. **Condition rating 1.**

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

### E7 Woodwork (for example staircase joinery)

#### Skirtings, Architraves and Other Mouldings

The skirting boards, door linings, architraves, window boards and other decorative timber mouldings appear to have been renewed throughout as part of the extension and refurbishment works. They are in sound condition. **Condition rating 1.** **3**



## Inside the property

### Internal Doors

There are veneered internal timber doors with lever furniture and latches. These are in a sound and functional condition. However, see earlier comments and recommendations under the heading Means of Escape as those to the habitable rooms are not labelled as FD30 fire rated. There is no door to the second floor store room from the landing. A door should be fitted for fire safety. **Condition rating 3 subject to the installation of a suitable alarm system.**

There are glazed doors between the entrance lobby and the hallway and from the hallway on into the kitchen. There are also similar glazed doors between the living room and dining room. These match the other doors and are in sound and functional condition and there are Kite marks to indicate that they are of suitable glass for safety. **Condition rating 1.**

### Staircases

The staircases from ground to first and first to second floor level are of timber construction with treads and risers between timber strings. The staircases are carpeted on the upper side and the upper staircase is boarded on the underside. A section of the lower staircase can be seen within the cupboard.

These are in satisfactory condition with no significant distortion, give or creaking when walking over. There are newel posts, handrails and balusters. These are in satisfactory condition. **Condition rating 1.**

To the upper staircase the handrail is tight up to the partition in one position such that it could be difficult to grab this if you were to slip on the stair. You may wish to consider an additional section of handrail on the opposite partition. **Condition rating 3.**

Similarly, although the treads at the foot of the staircase are a height where a section of balustrade is not required, you may wish to undertake your own risk assessment and provide an additional section of balustrade across the bottom.

## E8 Bathroom fittings

### Sanitary Fittings

In the family bathroom there is a bath, a wall mounted wash hand basin, vanity unit and a close coupled WC. There is a shower tray with glazed screen and door. This has a mixer fitting.

In the ground floor cloakroom there is a close coupled WC and wall mounted wash hand basin with vanity unit.

In the en-suite shower room there is a close coupled WC with concealed cistern and a wash hand basin with vanity unit.

There is a wet room tiled shower and gulley arrangement with a glass screen and mixer shower fitting. This shower has a remote Mira digital control.

These fittings are modern and in a functional condition. **Condition rating 1.**

The digital shower control was not tested as part of this survey.

1



## Inside the property

Where the flooring extends into the shower area as a wet room floor, there should be some form of proprietary wet room floor tray or water proofing system beneath the tiles. This cannot be established by visual inspection. You may wish to ask the vendor to provide details of the system used.

### E9 Other

The decorative state internally is reasonably good.

The wall tiling above the bath and shower tray positions are of reasonable quality and in satisfactory condition.

There are glass splashbacks to the sink unit in the utility room in sound condition. Likewise the splashbacks to the kitchen are in good condition.

1

# 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

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to exchange of contracts.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.



## F1 Electricity

**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.

<p>The property is connected to a mains electricity supply. The meter is located in the ....</p> <p>The consumer unit is located in a cupboard under the stairs. This is a metal cased unit.</p> <p>However, it is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc. The true condition can only be established by professional testing.</p> <p>Electrical Safety First recommend that electrical installations should be tested every 10 years or upon change of ownership, with the electrical installation in privately rented homes in England and Scotland must be checked every five years. <a href="http://www.electricalsafetyfirst.org.uk/guidance/advice-for-you/home-buyers/">www.electricalsafetyfirst.org.uk/guidance/advice-for-you/home-buyers/</a></p> <p>I have not been provided with an electrical installation condition report (EICR) or equivalent.</p> <p>I understand from the vendor that the whole house was rewired as part of the extension and refurbishment works. There is a label on the unit indicating that it was last tested on the 3<sup>rd</sup> December 2020 with the next recommended test by the same date in 2030.</p> <p>Your legal adviser should ask the Vendor to provide this documentation. If this is not made available, I would recommend that you arrange for the installation to be tested and inspected by an NICEIC or equivalently qualified electrician to undertake a full tests and provide a report, together with quotations for any works recommended. <a href="http://www.niceic.com/">www.niceic.com/</a></p> <p><b>Condition rating 3 pending documentation or testing.</b></p> <p>See comments under the headings Means of Escape in Section C regarding the need for a fire detection and alarm system. <b>Condition rating 3.</b></p>	<p><b>3</b></p>
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## Services

There is an intruder alarm system. This was not tested or inspected as part of this survey.

You should ensure that the vendor demonstrates the full extent and operation of the system and that you are able to change the keypad codes upon ownership.

You should also verify whether there is a maintenance and/or monitoring contract.

### 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.

The property is connected to a mains gas supply. The gas meter is located in an external meter box to the front elevation.

The gas distribution pipework through the property is largely concealed but where visible is in a satisfactory condition.

It is important for gas safety to ensure that the meter, pipework, appliances and any other elements of the installation are professionally tested at least once a year. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning.

I have not been provided with a Gas Safety Certificate/Record.

Your legal adviser should ask the Vendor to provide this documentation.

If this is not made available, I would recommend that you arrange for the installation to be tested and inspected by a Gas Safe registered engineer to provide a report, together with quotations for any works recommended.

[www.gassaferegister.co.uk/help-and-advice/gas-safety-in-the-home/buying-a-new-home/](http://www.gassaferegister.co.uk/help-and-advice/gas-safety-in-the-home/buying-a-new-home/)

#### Condition rating 3 pending documentation or testing

Carbon monoxide detectors should be installed within any room where there are gas appliances located.

[www.gassaferegister.co.uk/help-and-advice/carbon-monoxide-poisoning/](http://www.gassaferegister.co.uk/help-and-advice/carbon-monoxide-poisoning/)

There are no gas appliances requiring carbon monoxide detectors inside the house.

However, there is no carbon monoxide detector in the garage where the gas boiler is located.

A detector must be provided upon occupation. **Condition rating 3.**

3



## Services

### F3 Water

The property is connected to a mains water supply.

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the property should be aware of the stopcock locations.

The external stopcock is located beneath a plastic cover set in the pavement to the front of the property. There is a water meter in this position.

The internal stopcock is located in the garage and the pipe between the floor duct and the stopcock can be seen to be of blue polypipe.

Stop taps can become stiff and difficult to operate. It *would* be prudent therefore to periodically open and close the valves to ensure their effectiveness in *an* emergency.

The system is supplied from the main, together with a plastic cold water storage tank that is located in the roof space.

The tank is adequately supported and has a suitable lid.

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

The cold water distribution pipework is largely concealed but where visible is in satisfactory condition with no evidence of leakages.

1

### F4 Heating

There is a central heating system with a Baxi Eco Blue 32 system boiler located in the garage.

The boiler flue projects through the side external wall. I have no particular concerns regarding the nature and *position* of this flue.

The boiler provides heating via a network of radiators at first and second floor level, together with an underfloor heating system at ground floor level.

The heating distribution pipework is largely concealed but *where* visible is in satisfactory condition with no evidence of leakages. The radiators are in sound condition.

It was not possible to inspect the underfloor heating pipework as this will be set into the floor screed. The manifold for the underfloor heating system and associated pump are located in a cupboard within the larger of the two hall cupboards.

Underfloor heating networks are usually installed by a specialist and are often guaranteed. Your Legal Advisor should ask the vendor to provide any information about the nature of this installation and guarantees available.

There is a digital programmable clock in the garage, with some digital temperature controls inside

3



## Services

the house.

There are various lengths of pipework visible in the garage. Although there is a frost stat, it would be prudent to have these lagged to guard against freezing conditions and the associated potential for burst and water damage. This will also improve energy efficiency.

I understand from the vendor that the entire system was renewed as part of the extension and refurbishment works.

This type of boiler tends to have a serviceable life of about 15 to 20 years dependent upon use and service history. Given the age, there may still be a manufacturer's warranty.

It is a controlled appliances, which means that they should be professionally serviced annually for efficiency and more significantly for safety.

I understand from the vendor that the boiler was last serviced in 2021.

I have not been provided with any warranty or service documentation.

Your legal adviser should ask the vendor to provide the warranty documentation and documented service history. However, given the time elapsed since service, I would strongly recommend that you arrange for a full service inspection to be undertaken by a manufacturer approved Gas Safe Registered heating engineer prior to exchange of contracts

[www.baxi.co.uk/service-and-repair/book-a-service](http://www.baxi.co.uk/service-and-repair/book-a-service)

**Condition rating 3 pending documentation and service inspection.**

### F5 Water heating

Hot water is provided via Heatrae Sadia vented indirect cylinder located in the garage adjacent to the boiler position. This has a 210 litre capacity.

The boiler is the primary heat source. See comments above regarding the boiler and controls. The cylinder is fitted with a thermostat.

This cylinder is also fitted with an electric immersion heater. This was not tested as part of this survey.

This will provide hot water at mains flow, although there are also two water pumps in the garage. I cannot confirm which of the fittings these pumps serve. These were not individually tested as part of this survey, although hot water of adequate flow was obtained from the taps at the time of survey.

The hot water distribution pipework is largely concealed but where visible is in satisfactory condition with no evidence of leakages. As for the heating pipework, lagging should be introduced in the garage.

As for the boiler, there may be a warranty for the hot water vessel and it is controlled appliances, which means that it should also be professionally serviced annually for efficiency and more significantly for safety.

I have not been provided with any warranty or service documentation.

3





## 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 prior to exchange of contracts.

[www.heatraesadia.com/news-and-events/news/2019/importance-of-servicing-your-cylinder](http://www.heatraesadia.com/news-and-events/news/2019/importance-of-servicing-your-cylinder)

**Condition rating 3 pending documentation and service inspection.**

### F6 Drainage

#### Above Ground Foul Water Drainage

To the side elevation there is a plastic soil and vent pipe that takes waste branch connections from the bathroom and utility room. To the side of the kitchen there are waste pipes that discharge to the surface water gully.

The plastic pipework is in sound condition with no evidence of leakages.

The above ground waste pipework inside the house is largely concealed but where visible adjacent to the fittings is in satisfactory condition with no evidence of leakages.

**Condition rating 1.**

#### Below Ground Foul Drainage

There are two square inspection chamber covers set in the pavings to the side elevation.

The rear chamber takes a branch connection from the direction of the building and the drain then turns to the front of the property passing through the second chamber close to the utility room.

The chambers are in sound condition and the drainage channels were found to be clear and free flowing. **Condition rating 1.**

As noted above there is a gully adjacent the side of the kitchen. There is no mortar pointing between the circular gully and the adjacent pavings. Water could therefore escape in this position and it appears that this may be the case as the pavings here are dropping slightly. I would suggest that this should be improved with a gully curb benched around the gully. **Condition rating 2.**

The adjacent pavings would benefit from being lifted and re-laid onto a regraded subbase.

The underground pipes could not be seen. The absence of any obvious problems within the chambers does not necessarily mean that the concealed parts are free from defect. If you wish to be certain as to the condition of drain runs or any designation as a sewer, this would need to be investigated by means of CCTV survey. In the absence of a full inspection by a drainage specialist, you must accept the risk of such defects existing.

2



# Services

## F7 Common services

Not applicable.	<b>NI</b>
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# G

**Grounds**

**(including shared areas for flats)**



## Grounds (including shared areas for flats)

### Limitations on the inspection

No comments.

1 2 3 NI

### G1 Garage

There is an integral single garage.

There is a metal framed plastic roller shutter door. This is in a sound and functional condition. **Condition rating 1.** Normal routine maintenance will be required.

For the other elements of external fabric see comments under other headings in Section D.

Internally there is a solid concrete floor and brick/block faced walls. The finishes are in satisfactory condition. **Condition rating 1.**

However, see comments under Means of Escape and Section E2 Ceilings. **Condition rating 3.**

3

### G2 Permanent outbuildings and other structures

There are no other permanent outbuildings.

NI

### G3 Other

There are private gardens to the front and rear. These are well maintained.

There is no boundary fencing to the pavement although it is relatively cleared marked by the edge of the driveway and a concrete curb to the lawn.

There is no fence or other clear marker to the front boundary to no. 26.

On the Eastern side boundary there is a close boarded panel fence with timber gravel boards and precast concrete posts. This is in serviceable condition subject to normal decorative maintenance.

There is a matching quality gate to the side that is in serviceable condition.

The driveway to the front is surfaced with concrete block pavements that are in a satisfactory condition.

The steps up to the front entrance have a brick base with paved treads and these are in satisfactory condition.

The block pavements extend to the side of the house.

As noted above there is a section of this paving which is dipping adjacent to the kitchen, which may be due to the escape of water around the gully position where this should be improved with curb and some benching.



## Grounds (including shared areas for flats)

There is an area of patio across the rear that is in serviceable condition although there are one or two pavements that have cracked.

The gate to the side has dropped slightly on its hinges and requires adjusting/strengthening.

Across the rear of the patio there is a low rendered and painted wall either side of the steps up to the lawn. Above this there is a decked bench seating arrangement. The wall and decking are in a serviceable condition except for some warping towards the corner close to the boundary with no. 26.

On the rear boundary with no. 26 there is a short section of brick built boundary wall with precast concrete copings. This matches the brickwork to the adjoining extension and runs in line such that it would appear to be within the adjoining owners boundary. However this should be clarified. It is in sound condition. Beyond this there is a further section of timber panel fence with precast concrete posts and gravel boards. This is largely in sound condition.

The rearmost boundary matches that to the Eastern side and is in serviceable condition.

There are no significant trees or hedges within the boundaries of the site. There are some large Laurel shrubs together with a modest Cherry tree and what would appear to be a couple of young Ash trees.

There are some small substantial trees beyond the boundary at the rear, including a large Oak tree.

There are boughs that overhang the rear boundary.

Falling branches or trees could present a serious safety hazard. I would recommend that you liaise with the owners of the adjoining site, which may be the Council, to ensure that there has been and will be periodic risk assessment by a specialist tree surgeon or arboriculturalist.



No evidence of Japanese Knotweed growth was noted.

Two of the fence panels are starting to work loose from the posts on the boundary with no. 26.



## Grounds (including shared areas for flats)

<p>I understand from the vendor that the land to the rear is public open park. Also that they are responsible for the left hand and rearmost boundaries. Also the front but not the boundary with no. 28.</p>	
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# 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 and town and country planning approvals have been obtained in respect of the extensions and loft conversion works.

Ideally this should include provision of a full set of the associated drawings.

Also, that there are not just plans with approval from Building Control, but that a Building Control Completion Certificate was obtained following inspections and completion.

It should also be verified that there are no issues of dispute about damage outstanding with the neighbours under the party wall procedures.

## H2 Guarantees

Your legal advisor should obtain the following:

- Guarantees that may exist in respect of the kitchen appliances.
- The installation, warranty and service records for the boiler and hot water vessel and under floor heating system.
- Any information regarding maintenance and monitoring contracts, together with testing and servicing of the security alarm installation.
- An Electrical Installation Condition Report.
- A Gas Safety Certificate/Record.
- A FENSA certificate and any guarantees available in respect of the doors and windows.

Where work has been carried out to the property, it is recommended that guarantees are obtained. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.

Where any work is carried out now or in the future it is recommended that only reputable and indemnified contractors, installers or specialists are used. At least two competing firms should be asked to quote for the work.

Before deciding, you should ask to see examples of recent work and references should be sought. Companies should be affiliated to recognised trade associations. Examples include Chartered Building Companies, The Property Care Association, Arboricultural Association, International Institute of Arboriculturists, National Inspection Council for Electrical Installation and Contractors, Confederation of Registered Gas Installers, etc. Whilst these affiliations do not necessarily guarantee good workmanship, in most cases they do provide a greater likelihood of satisfactory work.





## Issues for your legal advisers

### H3 Other matters

Your legal adviser should check boundary ownerships and liabilities for maintenance should be clarified with 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

**Sections F1, F2, F4 and F5** The need for checking of documentation for the services installations or authorising appropriate tests/risk assessments.  
**Section G3** - The need for a risk assessment of the mature trees with branches that overhang the garden.  
**Section C – Local Environment** – Marginally elevated risk of radon gas contamination.  
**Section C – Means of Escape** – The need for improved fire safety precautions.  
**Section E7** – The need for a safer handrail arrangement to the upper staircase.

## I4 Other risks or hazards

No issues noted.

# J

## Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.



# Energy matters

## J1 Insulation

From my inspection, the following were noted:

- The windows and external doors are double glazed.
- Foil backed insulation board can be seen in the roof space where visible to the rear of the eaves void partitions consistent with what I would expect for construction in 2018.
- The original ground floor would not have been insulated.
- I would expect the extension floors to have been insulated but this cannot be confirmed by visual inspection.
- I would not expect the original cavity walls to have been insulated. I cannot confirm by visual inspection whether this has been improved. If not, there is the option of injecting a suitable wall insulation.
- I would expect the extension walls to have been insulated to Building Regulation standards in 2018 but I cannot confirm this by visual inspection.
- I cannot confirm the presence or quality of insulation within the inaccessible roof spaces but would expect this to have complied with Building Regulations at the time of construction in 2018.
- Beyond the storage boarding in the accessible section of roof space it can be seen that there is approximately 200mm thickness of fibreglass quilt insulation. This could be improved to 300mm thickness overall to give better performance.
- Most of the pipes in the roof space are lagged and where there are some short sections adjacent the shower mixer unit which should be lagged. The lagging to the storage tank should also be improved to guard against freezing conditions which could otherwise lead to bursts and associated water damage.
- The pipes in the garage should also be lagged.

See comments under Section H1 regarding Building Regulation approvals as the newer areas should have been insulated to comply with these regulations.

## J2 Heating

The heating and hot water controls comprise:

- There are Baxi digital thermostats located to the first floor landing and ground floor hallway.
- The radiators have individual thermostatic radiator valves, except the towel radiators to the bathroom and shower room.
- There is a programmer in the garage.
- The hot water cylinder is fitted with a thermostat.



## Energy matters

### J3 Lighting

There is a good provision of low energy light fittings.

### J4 Ventilation

Good ventilation is important for air quality and to help control levels of humidity that can otherwise lead to condensation issues.

#### Background Ventilation

The habitable rooms have openable window casements of adequate proportions.

The windows also incorporate trickle vents for background ventilation.

#### Mechanical Ventilation

There are extractor fans to both the bathroom and shower room at first floor level. These were functional with timed overruns at the time of survey.

There is an extractor fan to the ground floor cloakroom. This was in functional condition.

There is an extractor set into the AEG combo hob in the kitchen.

### J5 General

You should obtain and review the full Energy Performance Certificate and associated recommendations as well as those above.

Further helpful information can be found online:

[www.energysavingtrust.org.uk/home-energy-efficiency/home-improvements](http://www.energysavingtrust.org.uk/home-energy-efficiency/home-improvements)

**K**

## **Surveyor's declaration**



# Surveyor's declaration

**Surveyor's RICS number**

#####

**Phone number**

0207 1832578

**Company**

Peter Barry Chartered 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**



**L**

**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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### 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.

# M

## **Description of the RICS Home Survey – Level 3 service and terms of engagement**



# Description of the RICS Home Survey – Level 3 service and terms of engagement

## The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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.



## Description of the RICS Home Survey – Level 3 service and terms of engagement

### 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.

### 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 3 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues..

### 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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.



# Description of the RICS Home Survey – Level 3 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.



# Description of the RICS Home Survey – Level 3 service and terms of engagement

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS Home Survey – Level 3 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:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation

**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).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

**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.



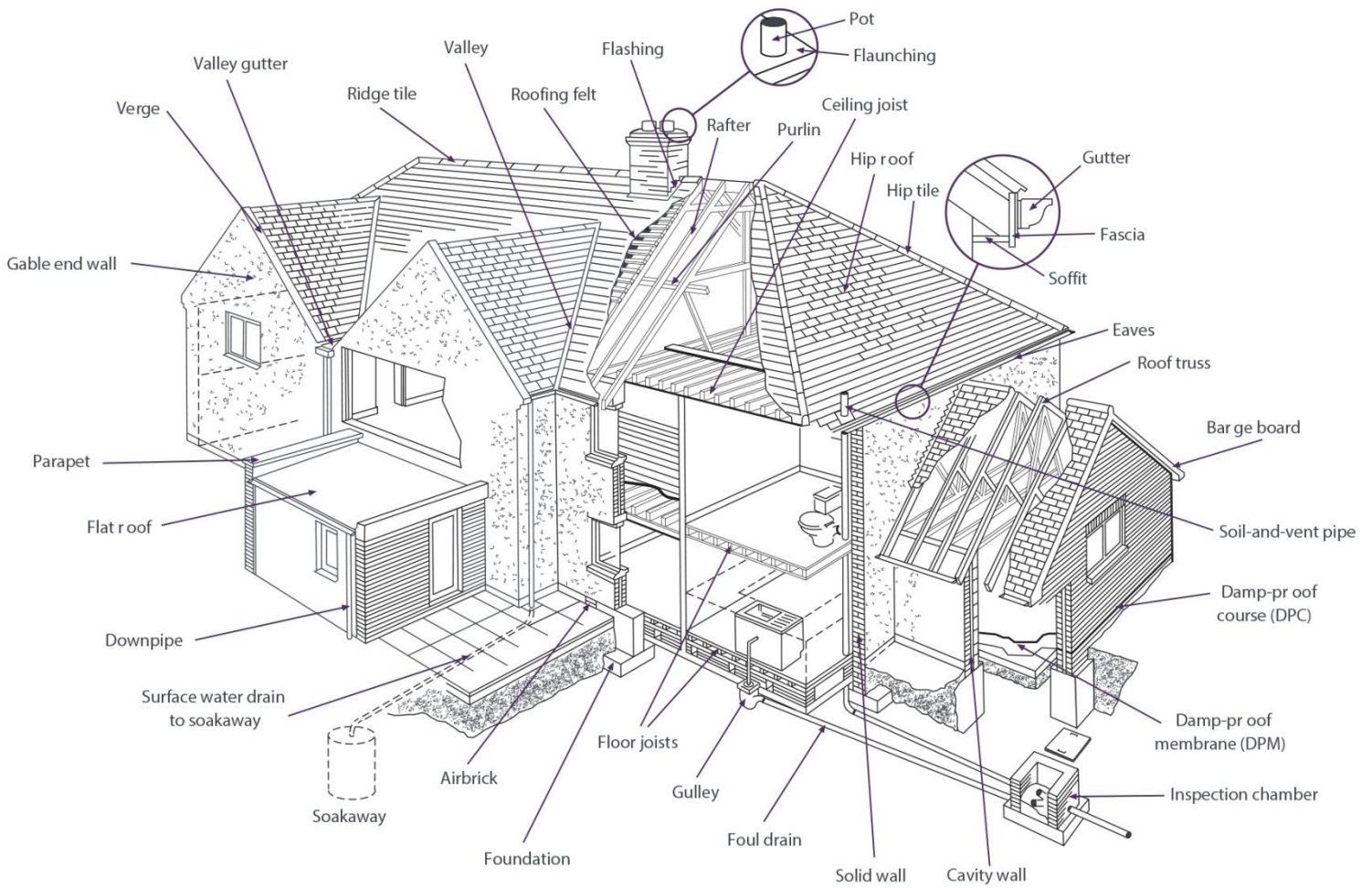
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## Typical house diagram



# 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



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