

LEVEL 2

Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

2

Contents

A	About the inspection and report	3
B	Overall opinion	7
C	About the property	12
D	Outside the property	16
E	Inside the property	22
F	Services	28
G	Grounds	33
H	Issues for your legal advisers	36
I	Risks	39
J	Surveyor's declaration	41
K	What to do now	44
L	Description of the RICS Home Survey Level 2 (survey only) service	46
M	Typical house diagram	51
N	RICS disclaimer	55

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.

A

About the inspection

Surveyor's name

[REDACTED]

Surveyor's RICS number

[REDACTED]

Company name

IGL Surveying Ltd

Date of the inspection

[REDACTED]

Report reference number

[REDACTED]

Related party disclosure

I have no links with this transaction

Full address and postcode of the property

[REDACTED]

Weather conditions when the inspection took place

The weather was dry and sunny at the time of inspection.

Status of the property when the inspection took place

The property was occupied with furniture and floor coverings in position.

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 several 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

The property appears to be in a condition that is consistent with its type and age. It has also had extensive improvements and re-modelling works undertaken in [REDACTED]. There are however several defects and maintenance considerations that require attention. There are also some important safety checks to be made. All items are detailed throughout this report

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
	SEE SECTION H	

3

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	Provide escape windows from front bedrooms
E1	Roof structure	Provide diagonal cross bracing
E7	Woodwork	Confirm presence of toughened glass to glazed door
F1	Electricity	Install smoke & carbon monoxide detectors
F2	Gas/oil	Carry out gas safety inspection
F4	Heating	Carry out gas safety inspection

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)
D2	Roof coverings	Lift outer edge of bottom course of roof tiles
D3	Rainwater pipes and gutters	Re-level gutter
D4	Main walls	Fill holes in render finish and clean algae
D5	Windows	Inadequate size of window openings for ventilation
E1	Roof Structure	Insulate roof trap hatch
E2	Ceilings	Repair cracked ceiling
F1	Electricity	No extract ventilation to en-suite
F6	Drainage	Reduce inspection chamber cover height
G3	Other	Repair boundaries

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)
D6	Outside doors	
D8	Other joinery and finishes	
E3	Walls and partitions	
E4	Floors	

B

Summary of condition ratings

E6	Built-in fittings	
E8	Bathroom fittings	
F3	Water	
F5	Water heating	
G1	Garage	

NI

Elements not inspected

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

Element no.	Element name
F3	Water (internal stop cock)
F6	Drainage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a two-storey detached house. The main principle elevation is East facing

Approximate year the property was built

Whilst of similar size to neighbouring properties that were constructed in the 1960's, we have identified a Planning Approval for the construction of a detached house at this address that is dated 1980. We therefore consider it likely that this property was constructed in the early 1980's.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The property is constructed using traditional materials with main elevations of cavity brick and block construction with silicone rendered finish. The roof is of timber construction with a concrete tile covering. The ground floor is of solid concrete construction and the upper floor is timber.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2			1	1	1		1
First		5	2					
Second								
Third								
Other								
Roof space								

C

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

The property has an Energy Efficiency Rating of C

Issues relating to the energy efficiency rating

N/A

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)

N/A

Other energy matters

N/A

C

Location and Facilities

Grounds

The property occupies a corner plot with gardens to the front and rear and part right-hand gable. There is also a pathway to the left-hand gable giving access from the front paved drive to the rear garden.

Location

The property is in a well-established residential area and is approximately 1 mile from the centre of [REDACTED]

Facilities

The property is close to a bus route and within close walking distance to two primary schools and within 500m of a convenience store.

Local environment

The property is in an area that is unlikely to flood.

D

Outside the property

D

Outside the property

Limitations on the inspection

D1 Chimney stacks

1 2 3 NI

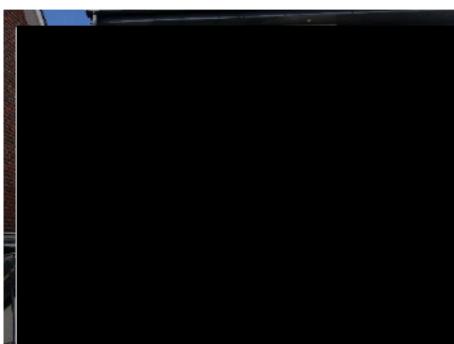
Not Applicable

D2 Roof coverings

The main roof and low level mono pitched roof above the ground floor to the front elevation are provided with an interlocking concrete tile covering with dry fixed concrete ridge tiles over a vapour permeable underfelt.

The valley gutters provided between the main roof and front gable projection are formed in lead. uPVC capping's are provided to the roof verges over the gable elevations.

The bottom course of tiles located directly above the eaves to the ground floor mono-pitched roof and to a lesser extent on the main rear roof pitch were seen to slant down towards the gutter at a steeper angle than the rest of the roof tiles. At the time of roofing, either the fascia boards have been set too low or a tilting fillet has not been provided. This results in a gap between the lower edge of the second row and the surface of the bottom row that could allow rainwater to track beneath the tiles during periods wind driven rainfall. In this instance, the gap is quite small, and the risk is minimal. The detail could be improved by stripping back the lower courses of tiles and installing a plastic preformed eaves tray over the fascia's but beneath the sarking felt. Unless there are future issues of leakage or the need to carry out other repairs, we would advise that this repair is currently not urgent. Condition Rating 2



2

Notes: - It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs, and this can be expensive.

- Valley gutters are often a source of leakage due to blockages and regular inspection/cleaning should be undertaken

D

Outside the property

D3 Rainwater pipes and gutters

The rainwater fittings to the roofs are formed from square section uPVC gutters and downpipes.

The gutter to the front elevation above the garage was seen to have slight backfall at a joint above the garage door. This will result in slight ponding of water within the gutter and ultimately the joint may leak. It will be necessary to allow for fixing additional or replacement brackets to fix the gutters and provide an adequate fall to ensure that the rainwater properly drains away.

Condition Rating 2.



2

Notes: - For safe access, scaffolding or access equipment will be needed for most repairs and maintenance works to the rainwater fittings, which can be expensive. Repair works are best carried out by a competent roofing contractor or builder.

- Leaking rainwater fittings are one of the principal causes of dampness and decay. In view of this, it is essential that regular inspection and maintenance should be undertaken.

D4 Main walls

External elevations are of cavity construction approximately 275mm thick with a brick outer leaf that has been finished with a silicone render system, cavity and blockwork inner leaf with a plastic damp proof course positioned approximately 150mm above external ground level. From the age of the property, the cavity is likely to contain insulation although the type and thickness cannot be confirmed.

There are cast stone sills beneath all window openings.

Whilst not visible, the age of the property is such that there are likely to be steel lintels above openings although this can only be confirmed through opening up of the structure.

1

We can report that there are no signs of unusual movements or settlement to the main external walls of the property and that the underlying structure would appear to be stable.

We understand that the current owners submitted a Building Regulation application for the creation of an enlarged opening to the rear elevation for the bi-fold doors. You should ask your legal advisor to check whether Building Regulation approval has been obtained for these works.

D

Outside the property

The external render finish was seen to be in a good state of repair. We did detect some minor low-level algae growth to the main left-hand elevation. This will not cause any deterioration but may become unsightly over time. This can be removed with a proprietary fungicidal wash.

2

Condition Rating 2



A number of holes were seen through the render finish to both the right-hand gable and main rear elevation where previous cables have been removed or where light fittings have been changed. There is a risk of water passing through these holes and getting behind the render. This may ultimately result in localised failure of the render finish. We recommend that these holes be filled with matching silicone. Condition Rating 2

2



From our initial investigations, the main elevations to this property were originally facing brickwork. We believe that all elevations were rendered at the time of undertaking the alterations and improvements by the current owners in [REDACTED]. Whilst rendering external elevations can fall within permitted development rights under planning rules if it has a similar appearance to that originally used on the house, there is a possibility that planning permission would be required where there was no previous render applied or the colour has changed. We would therefore recommend that your legal advisors check whether any planning permission was sought, or enquiries made with the local planning authority to confirm whether prior approval was required.

Notes: - For safe access, scaffolding or access equipment will be needed for most repairs at height to the walls and this can be expensive. Repair works are best carried out by a competent building contractor.

- To minimise the risks of damp penetration and decay, it is essential to always maintain the exterior of the property in good order.

D

Outside the property

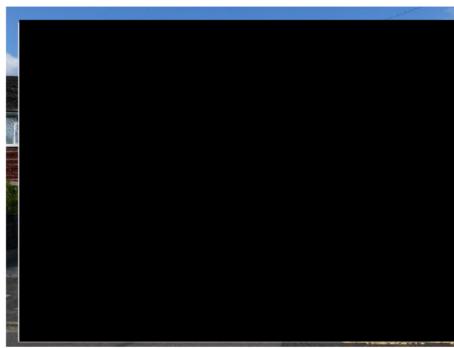
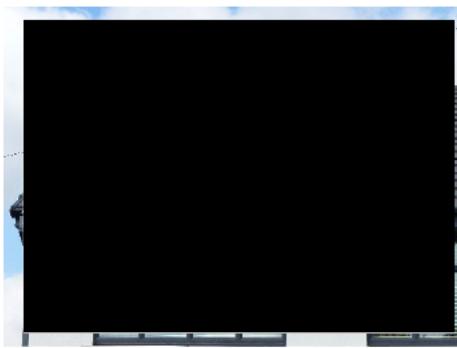
D5 Windows

The property has double glazed grey PVCu windows to all elevations

You should ask your legal advisor to check whether the replacement windows have either Building Regulation approval or have been installed by a contractor registered with FENSA.

There may also be a guarantee available for the windows and this should be confirmed by your legal advisors.

Windows installed to the main front elevation of the property have small top hung opening casements provided to the head of the frames. These windows do not comply with Building Regulations as there are no escape windows to the first-floor bedrooms and the openable area of the casements does not provide sufficient purge ventilation to the bedrooms or lounge.



All replacement windows must comply with Building Regulation requirements or where they do not, they shouldn't make the situation any worse than that existed with the original windows which were to be replaced. We have viewed elevations of the property from Street View that date back to 2011 and it can clearly be seen that all windows had a mix of top and side hung casements that would provide a means of escape and also additional levels of ventilation.

The lack of escape windows is a serious concern and if not addressed, there is a risk to the safety of the occupants if there was a fire at ground floor. We would advise that either the windows to the front bedrooms be replaced or modified to include side hung casements at lower levels in the frames of dimensions to meet Part B of the Building Regulations. This is a safety hazard (see Section I3) Condition Rating 3

3

The total openable area for ventilation within the front bedrooms and lounge should be equivalent to 1/20th of the floor area of the room and in all instances, the actual size is well below this. Providing side hung casements to the bedrooms and similar casements within the lounge window would increase the area available for natural ventilation to the required levels. Condition rating 2.

2

D

Outside the property

D6 Outside doors (including patio doors)

The main front and kitchen doors are composite grp with double glazed vision panels.

1

The rear bi-fold doors are double glazed aluminium construction.

No repairs are currently needed. The elements should be maintained in the normal manner.

You should ask your legal advisor to check whether the doors have either Building Regulation approval or have been installed by a contractor registered with FENSA.

D7 Conservatory and porches

Not Applicable

D8 Other joinery and finishes

The other areas of external joinery are formed with PVC-u boarding which may have been fixed over the original timber fascia's and soffits or may be independent boards fixed directly to the roof structure.

1

No repairs are currently needed. The elements should be maintained in the normal manner.

Notes: - Due to the extensive use of PVC-u, little external decoration will be needed, but the plastic would benefit from occasional washing. Proprietary cleaners are available, which will give a better finish.

D9 Other

There are no other external matters affecting the main property.

E

Inside the property

Inside the property

Limitations on the inspection

ALL ROOMS

The property was fully furnished and had fitted floor coverings throughout, which restricted our inspection of the walls and floors. All the fitted units, cupboards and storage areas were full of stored items, which restricted our inspection of these areas.

ROOF SPACE

There was a significant number of stored items inside this void around the loft hatch position, which restricted our inspection.

E1 Roof structure

1 2 3 NI

Access to the main roof space is gained via a hatch in Bedroom 4 ceiling. There is a loft ladder and lighting with switch by the hatch.

The roof is of modern timber trusses.

The roof does not have any wind bracing and this is not unusual for a property this age. Whilst there appears to be no significant movement, more modern properties usually have wind bracing in the form of diagonal timbers, usually 4"x1", spanning across the roof to help provide more resilience in high winds. We therefore recommend you employ a qualified Joinery contractor to install wind bracing and straps to modern standards. Condition Rating 3



The loft hatch is uninsulated. The installation of an uninsulated attic hatch can reduce the overall U value for a ceiling by up to 20%. We recommend either replacing the hatch with a modern insulated and draught proof hatch or alternatively insulation could be bonded to the upper surface of the hatch. Condition Rating 2

3

2

E

Inside the property

E2 Ceilings

Ceilings throughout the property are constructed from plasterboard with a plaster skim finish. Several ceilings at ground floor have decorative covings to the perimeter of rooms.

There is a small crack in the ceiling above the dining room. The crack extends from the inner wall and runs out to the main rear elevation above the bi-fold doors. The crack appears to coincide with the line of the non-loadbearing partition between Bedrooms 4 & 5. We understand that a number of walls were removed to the open plan kitchen/dining room, and it is possible that beams have been installed above the ceiling to carry floor joists. This crack may therefore be associated with some minor differential movement of the structure and date back to when the works were completed. We recommend that at the time of redecoration, the crack be raked out and filled with a flexible filler prior to decoration. Should the crack re-emerge, further investigations may be required. Condition Rating 2

2

There is a textured finish to the ceiling in the ground floor front store. Textured material can contain asbestos of the type which is hazardous when disturbed. This should be of little concern, unless areas of the material are to be removed or you consider drilling or nailing into the coating, in which case this work should be implemented by an appropriately qualified contractor as it is a safety hazard. (see Section I3). This type of finish is very common in residential property. However, if this is a particular concern, you can have the coatings tested by an asbestos specialist.



E

Inside the property

E3 Walls and partitions

The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes.

There is tiling to the 'wet' areas in bathrooms and the kitchen.

There is timber panelling to walls up to dado height within the hall, stairs, and landing.

It is understood that the current owners may have applied for Building Regulation consent to remove several internal walls within the rear dining and kitchen areas. You should ask your legal advisors to check whether approval was obtained.

No significant dampness was found at the time of the inspection to any ground floor walls.

All walls appear to be satisfactory and in good decorative condition

1

Notes: - *The general shrinkage and differential movement cracks, mainly visible at the corners and openings, are not of a structural nature and only minor filling will be required, prior to redecoration.*

- *The edge seals to tiled areas, particularly around sanitary fittings, are often a source of water leakage and potential rot. Periodic inspections should be undertaken.*

E4 Floors

The floors to the ground floor generally appear to be solid concrete construction except to the utility room which forms part of the original garage. The floor level of the garage is lower than the main house, so this has been raised in timber construction.

The floors to the first floor appear to be of suspended timber construction.

Floors are covered with a mix of carpet, ceramic tiles, and wood effect vinyl.

1

Heel and drop tests carried out on the 1st floors indicate that they are reasonably sound with little to no bounce/movement noted.

Several floorboards on the first-floor landing were found to creak when walked over. As and when flooring is replaced, you may wish to secure any loose or uneven boards.

Notes: - *Furniture, finishes, and floor coverings prevented a detailed inspection.*

- *The floor is unlikely to incorporate any insulation.*

E

Inside the property

E5 Fireplaces, chimney breasts and flues

There are no fireplaces or chimneys serving the property.

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

The kitchen is provided with an extensive range of shaker style modern base and wall units including a central island with granite worktops and a number of built-in appliances.

There are lesser quality base and wall units provided within the utility.

1

Built in wardrobes are provided to several of the bedrooms.

No repairs are currently needed. The elements should be maintained in the normal manner.

E7 Woodwork (for example staircase joinery)

The joinery fittings comprise of timber doors and frames, skirtings and architraves and the timber staircase.

Internal doors are a mix of glazed timber panel, moulded and hardwood,

A fire door has been installed between the front store and utility area.

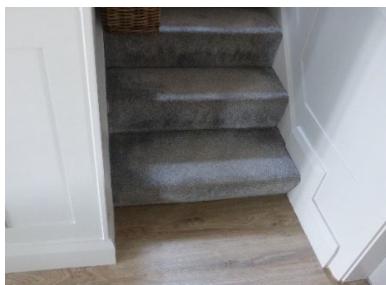
Generally, all doors are in a serviceable condition.

Glazing to the doors into the lounge and kitchen/dining was seen to have the appropriate certification marked on its surface to identify it as toughed glass.

3

Unfortunately, we were unable to identify similar markings to the glass to the door and screen between the entrance hall and porch. It is possible that this has worn away but where it is found that there is no safety stamp to internal joinery, it is strongly recommended that an allowance is made for re-glazing in safety glass. This is a safety hazard (see Section I3) Condition Rating 3

Inspection of the treads to the main staircase revealed that there is a difference in tread height of approximately 30mm between the bottom stair riser and all others. Building Regulations require that all risers have the same height to reduce the chance of trips and falls. It is possible that ground floor levels have increased slightly to allow tiles/laminate to be laid and this has in turn reduced the bottom stair riser height. There is little that can be done but you should be aware of this small difference in height. This is a safety hazard (see Section I3)



E

Inside the property

E8 Bathroom fittings

Fittings to the bathroom comprise a modern plastic bath, vanity unit with basin, concealed wall hung w.c. and separate shower cubicle. The en-suite is provided with a vanity unit with basin and concealed wall hung w.c. and separate shower cubicle. There is a close couple w.c. and vanity unit to the ground floor toilet.

There are mixer valve type showers installed to both the main bathroom and en-suite.

No repairs are currently needed. The elements should be maintained in the normal manner.

1

E9 Other

None	
------	--

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

We inspected the services visually and not with specialist testing equipment, of the type that the various engineers mentioned below are qualified to use.

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.

Mains electricity is connected via an underground supply with the meter situated within the front store on the main left hand external elevation. The consumer unit is located at high level on the same wall with short circuit protection provided by circuit breakers. There are also RCD's (residual current devices providing additional protection). Double and single power sockets, light switches, recessed spotlights and pendant light fittings are provided in all rooms.

The installation has been upgraded/installed in 2014 and appears to be generally satisfactory, although your Legal Adviser should ensure that there is adequate certification provided by a registered electrical contractor covering the entire installation (See section I3 – Risks to People). In any event, as the occupancy of the property is changing, it is recommended that an Electrical Installation Condition Report be undertaken by a registered electrical contractor. Condition Rating 3 (further inspection). The contractor should also provide appropriate certification upon the completion of any necessary works.

You should also carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken prior to redecoration. A registered electrical contractor should carry out any larger repair and alteration works, or they now require building regulation approval.

There is no extractor fan in the en-suite. This is below modern standards. To help reduce the risk of condensation problems, you should have an extractor installed. Installing one with a humidistat will further reduce excess moisture in the property. Condition Rating 2

There is a single recessed spotlight within the main bathroom that is dislodged. This should be re-secured in position.

Detectors

There does not appear to be any smoke detectors installed to either the entrance hall or landing to warn occupants in the case of a fire. We strongly recommend that mains powered smoke and heat detectors be installed within the property. The use of battery powered detectors would be acceptable if you did not want to have internal finishes damaged. This is a safety hazard (see Section I3) - Condition Rating 3

We recommend that a carbon monoxide detector be fitted near the boiler (See section I3) - Condition Rating 2.

3

2

3

2

F

Services

Security Alarm

The property is fitted with a security alarm and CCTV installation. This was not tested as part of the inspection, and you should therefore arrange for a competent tradesperson to inspect and service the installation.

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.

Mains gas is connected to the property with the meter located on the outside left wall of the front store.

The gas installation and all appliances should be inspected for safety annually by a member of a 'competent person scheme' such as a Gas Safe Registered engineer (See section I3 – Risks to People). Condition Rating 3 (further inspection). This is best undertaken when the central heating system is serviced.

3

F3 Water

Mains water is connected to the property with the external stop tap assumed to be located in the pavement on Lyndhurst Ave. There is no meter fitted. The internal stop tap is understood to be located at the back of the unit to the left of the kitchen sink. We were advised that it was behind a false panel at the back of the unit. This was not removed at the time of inspection due to the unit being full of kitchen goods.

NI

Internal water pipes where visible were seen to run in copper and plastic.

1

No repair is currently needed. The element should be maintained in the normal way.

F

Services

F4 Heating

The property is heated by a gas fired central heating system consisting of a floor mounted Worcester Highflow 400 Electronic combination boiler with a mix of standard steel panel and designer radiators with thermostatic control valves. The kitchen and dining room are understood to be heated by a wet underfloor heating system fed by the same boiler. The main heating programmer and thermostat is in the kitchen.

There is no evidence that the boiler and heating system has been checked or serviced in the last 12 months. This is a safety hazard. You should arrange for a Gas Safe Registered engineer to inspect and service the boiler. (See section I3 – Risks to People). Condition Rating 3 (further inspection)

3

The Highflow 400 Electronic is a Non-Condensing Combi boiler which has a SAP seasonal efficiency rating of 78.5%. The boiler is now quite old, and the SAP rating is significantly lower than that achieved with modern condensing boilers. It is recommended that you upgrade to a new, more efficient boiler to help reduce fuel bills and carbon dioxide emissions

Notes: - For safety, all gas appliances need annual maintenance by a member of a 'competent person scheme' such as a Gas Safe Registered engineer. If possible, service records should be obtained from the vendor.

- Pipes have been run within the structure and are not readily accessible. This is very common but can be disruptive if leakages occur. Care should be taken when undertaking maintenance and repair as the pipes will be vulnerable to damage from nails and screws etc.
- It is essential to obtain a Landlord's Gas Safety Certificate if the property is to be let.
- Where possible, exposed pipes should be lagged to minimise heat losses.

F5 Water heating

Hot water is provided directly on demand by the combination boiler and there is no stored supply.

The hot water service pipework is plumbed in copper.

1

Notes: - As the hot water is provided directly on demand by the combination boiler, there is no stored capacity. Whilst economical, the supply of water may be limited if a number of outlets are in use simultaneously.

- Where possible, exposed hot water pipes should be lagged to minimise heat losses.

F

Services

F6 Drainage

The property appears to be connected to mains drainage. From the number of inspection chambers visible, it is likely that there are separate drains for both foul water (for example, wastewater from WC's, baths, kitchen sinks) and surface water (for example, water from rainwater pipes and driveways). There are two internal soil pipes, one to the left gable and one to the right that connect to the drainage installation.

NI

Plastic gullies to the building perimeter take rainwater from the roof and surface water from paths and the rear patio.

Unfortunately, we were unable to lift any inspection chamber covers to look inside the chambers due to the weight of the cover and specialist lifting keys required. Whilst there were no signs of blockage during our inspection, we would recommend that you ask a suitably qualified person to inspect the whole drainage system and provide you with a report.



The inspection chamber located within the front lawn was seen to be poorly protected with loose brickwork evident and missing cement flaunching around the frame. This is also a trip hazard (See section I3 – Risks to People). We would recommend that the flaunching either be repaired, or you consider having the whole chamber reduced in height, so it is level with the surface of the lawn. Condition rating 2

2

F7 Common services

None	
------	--

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

G1 Garage

1 2 3 NI

This property originally had an internal garage, but this has been partially converted in the past into a store to allow the creation of a ground floor WC and utility room. Whilst there is still a garage door, the space available is not now sufficient to allow a car to be parked inside.

There is a sectional up and over garage door that is electrically operated.

No repair is currently needed. The element should be maintained in the normal way.

1

G2 Permanent outbuildings and other structures

There are no permanent outbuildings or structures that form part of the property.

G3 Other

Boundaries

The plot is bounded by concrete post and timber panel timber fences to the main left, right and rear boundaries. Fencing was generally seen to be in serviceable condition. However, ongoing maintenance will be needed including reapplication of preservative stain, particularly to the main right-hand boundary. Condition rating 2.

2

The front boundary is constructed with a coursed stone block wall. The coping to the right of the driveway was seen to be loose and dislodged. This should be removed and re-bedded in mortar. Condition rating 2.

2



There is a wrought iron gate to the left-hand gable path and a composite steel and grp gate to the right-hand side of the property. The left-hand gate shows signs of minor surface corrosion. We recommend that this gate be treated and redecorated to prevent further corrosion. Condition rating 2.

2

Grounds (including shared areas for flats)

Retaining Walls

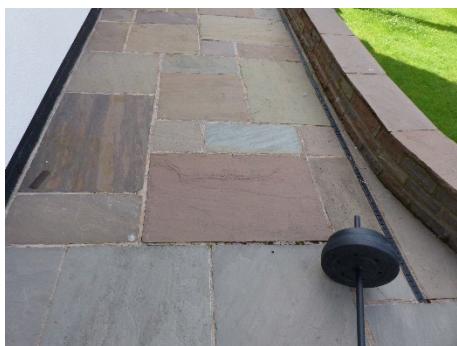
There is a coursed stone retaining wall provided to the rear garden that retains the rear patio above the lower lawn. We noted minor leaking of water through the outer face of the wall resulting in salt staining on the surface. This would suggest that there is no tanking behind the wall or that it is defective. Over time staining may worsen but this should not have any significant detrimental effect on the wall. This salt staining, commonly known as efflorescence, can simply be brushed away with a wire brush. A single loose coping stone was also noted to the right-hand side of the wall adjacent the steps (as looking towards the property). This should be taken off and re-bedded in mortar. Condition rating 2.

2

Paths & Driveway

The main drive and paths to the front and left-hand gable elevation are formed from pattern imprinted concrete. The rear patio and path to the right gable are formed with York stone paving. The paved areas are generally in a serviceable condition. There is some minor cracking and weathering to mortar joints to the stone paving flags at the rear and some localised repointing will be required to prevent weed growth in the future. Condition rating 2.

2



Grounds

Lawned areas are present to both the front and rear gardens with planting beds and low-level shrubbery. There are what appears to be a beech tree and cherry tree adjacent the front and front right boundaries. These trees are well pruned and are less than 6m in height. They are however within 6m of the main front and gable elevations which is closer than that shown on a list of safe distances published by the Association of British Insurers. The beech tree is also quite close to the inspection chamber and drain that runs along the main right-hand gable. You may need to notify your building insurers of the presence of these trees and ensure they are not allowed to grow to their full height. All trees and bushes should not be allowed to grow any taller than their distance from the building to help protect the foundations. Having said this, there were no signs of tree roots affecting the elevations of the property.

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

Your legal advisor should check that the following work has received Building Regulation approval including the issue of a final completion certificate and advise on its implications.

D4 – Main Walls

You should ask your legal advisor to confirm whether the external structural alterations were covered by Building Regulation approval.

D5 & D6 – Replacement Windows & Doors

You should ask your legal advisor to confirm whether the replacement windows and doors were installed by a FENSA registered contractor or covered by Building Regulation approval and to investigate why windows to the lounge and front bedrooms do not meet minimum ventilation standards and first floor bedroom windows do not provide an adequate opening light for means of escape in case of fire.

E3 – Walls & Partitions

You should ask your legal advisor to confirm whether the internal alterations were covered by Building Regulation approval.

Your legal advisor should check that the following work has received Planning approval and advise on its implications.

D4 – Main Walls

You should ask your legal advisor to confirm whether any planning permission was sought, or enquiries made with the local planning authority to confirm whether prior approval was required for the application of render to all external elevations.

H2 Guarantees

Your Legal Advisors should check for the existence, validity and transferability of any guarantees, certificates, warranties, and service records. These should be made available to you before completion.

Likely items include:

- Installation of the replacement windows and doors.
- External render
- The electrical installation.
- The central heating installation.

H

Issues for your legal advisers

H3 Other matters

The property is assumed to be freehold. However, this should be confirmed by your legal advisors

Your Legal Advisor should also check the following:

- Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the main sewer).
- The ownership and extent of the boundaries.

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

E1: Roof Structure. Lack of diagonal cross bracing to timber roof trusses can result in roof structure instability.

G3: Grounds. There are several trees/bushes that are within influencing distance of the foundations. All trees and bushes should not be allowed to grow any taller than their distance from the building to help protect the foundations.

I2 Risks to the grounds

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted on the website of the Environment Agency at <https://www.gov.uk/government/organisations/environment-agency>, and their information regarding the potential for flooding suggests that the area is not at risk from flooding.

I3 Risks to people

Asbestos

E2: Ceilings. Textured coating to store may contain asbestos.

Health & Safety

D5: Windows. Lack of escape windows to the front bedrooms

E7: Woodwork. Confirm glass to internal lobby door and side frame is toughened.

E7: Woodwork. Slight variation in step height to baser of staircase

F1: Electricity. Lack of smoke detection and carbon monoxide detection to the property

F2/F4: Gas & Heating. Obtain gas safety certificate for gas installation/heating appliances

F6: Drainage. Raised inspection chamber cover is a trip hazard.

I4 Other risks or hazards

No risks evident

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

[REDACTED]

Phone number

Company

IGL Surveying Ltd

Surveyor's Address

110, Business First Business Centre Centurion Park, Davyfield Rd, Blackburn BB1 2QY

Qualifications

MRICS

Email

[REDACTED]

Website

www.iglsurveying.co.uk

Property address

[REDACTED]

Client's name

[REDACTED]

Date this report was produced

[REDACTED]

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

Signature

[REDACTED]



Surveyor's declaration

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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.

L

Description of the RICS Home Survey Level 2 (survey only) service

Description of the RICS Home Survey Level 2 (survey only) service

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
- consider 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

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

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

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 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.

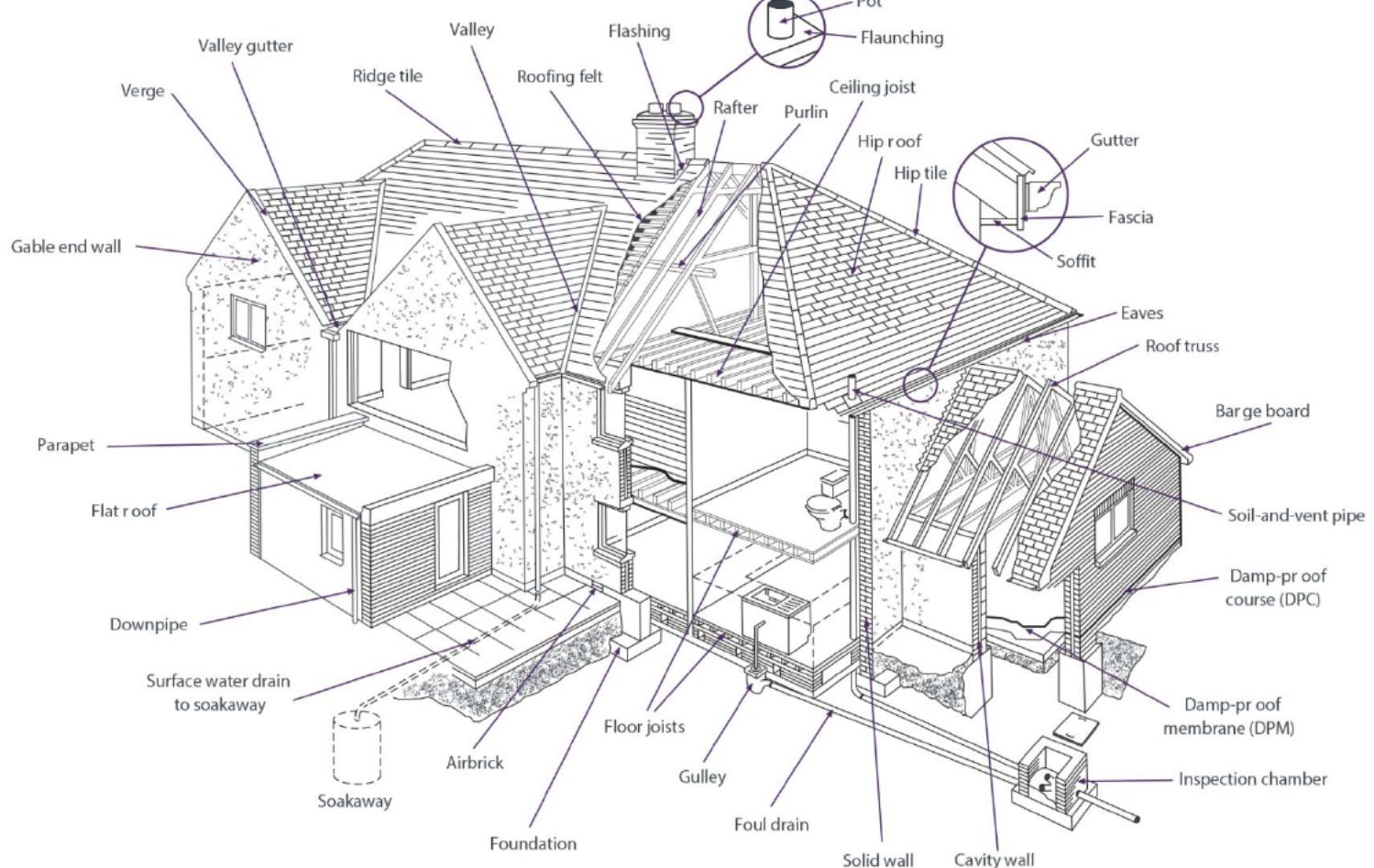
M

Typical house diagram

M

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 runs 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 wastewater 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, 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 manhole. 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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