



RICS Home Surveys

# **Survey level two: HomeBuyer report - Survey**

Property address:

Client's name:

Date of inspection:

18<sup>th</sup> October 2018

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# A

## Introduction to the report

This HomeBuyer Report (Survey) is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report (Survey) aims to help you:

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

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.

**Property address**

**B**

## About the inspection

**Surveyor's name**

Paul R Williams Dip Surv MRICS

**Surveyor's RICS number**

0843339

**Company name**

JPR Surveys Ltd

**Date of the inspection**

18<sup>th</sup> October 2018

**Report reference number****Related party disclosure**

None.

**Full address and postcode of the property****Weather conditions when the inspection took place**

The weather during the inspection was clear and dry.

This followed a period of reasonably settled weather.

**The status of the property when the inspection took place**

The property was occupied, furnished and with floor coverings in position.

The Vendor's son was present during the inspection.

The observations made and the advice given in this report, are based on this single inspection only, in the circumstances and conditions prevailing at the time of the inspection. The inspection was a visual general surface examination of accessible parts of the property, to identify urgent and significant matters, and was not exhaustive. No tests were undertaken. There is therefore a risk that certain defects may not have been found which would have been uncovered if testing and/or a more substantial inspection had been undertaken.

The inspection was carried out in accordance with the RICS Standard Terms of Engagement for this Service, as accepted by the client's signature. A copy is attached at the end of the Report.

**Property address**

I have not inspected woodwork or other parts of the structure, that are covered, unexposed or inaccessible and I am therefore unable to report that any such part of the property is free from defect.

DRAFT

**Property address**

# B

## About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. 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 parts E, F, G and H, 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 as follows.

**3**

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

**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.

**1**

No repair is currently needed. The property must be maintained in the normal way.

**NI**

Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

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 are not able to assess the condition of the inside of any chimney, boiler or other flues.

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.

 Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

**Property address**

# C

## Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

### Our overall opinion of the property

The property has not been extended since construction and has been well maintained by the Vendors who have owned it for the last eight years.

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. Provided the necessary works are carried out to a satisfactory standard, I can see no reason why there should be any special difficulties on resale in normal market conditions.

Although the electrical system appeared to be in satisfactory visual condition, the absence of a current safety certificate dictates that it is assigned a condition rating of 3.

In this report, identifying references to parts of the property and rooms are made as if standing in the roadway facing the property.

### Property address

# C

## Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	N/A	There are no elements with this condition rating
F: Inside the property	N/A	There are no elements with this condition rating
G: Services	G1	Electricity
H: Grounds (part)	N/A	There are no elements with this condition rating

2

Section of the report	Element number	Element name
E: Outside the property	E3 E8	Rainwater pipes and gutters Other joinery and finishes
F: Inside the property	F1	Roof structure
G: Services	N/A	There are no elements with this condition rating
H: Grounds (part)	N/A	There are no elements with this condition rating

1

Section of the report	Element number	Element name
E: Outside the property	E2 E4 E5 E6	Roof coverings Main walls Windows Outside doors (including patio doors)
F: Inside the property	F2 F3 F4 F6 F7 F8	Ceilings Walls and partitions Floors Built-in fittings Woodwork (for example, staircase and joinery) Bathroom fittings
G: Services	G2 G3 G4 G5 G6	Gas/oil Water Heating Water heating Drainage
H: Grounds (part)	H1 H2	Garage Other

Property address

D

## About the property

### Type of property

The property is a two-storey purpose-built mid-terrace house and the front faces South West.

### Approximate year the property was built

1965

### Approximate year the property was extended

Not applicable.

### Approximate year the property was converted

Not applicable.

### Information relevant to flats and maisonettes

Not applicable.

### Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1			1	1				
First		4	1						
Second									
Third									
Other									
Roof space									

### Construction

The walls are of traditional cavity brick, beneath a pitched and tiled roof. Floors are solid and suspended timber.

### Property address

D

## About the property (continued)

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

#### Energy Efficiency Rating

E 49 – (November 2008)

#### Environmental impact rating

E 43 – (November 2008)

### Mains services

The marked boxes show that the mains services are present.

#### Gas



#### Electric



#### Water



#### Drainage



### Central heating

#### Gas



#### Electric



#### Solid fuel



#### Oil



#### None



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

None.

### Grounds

There is a garage and off-road parking. Street parking is currently unrestricted. The home has gardens to the front and back.

### Location

The home is in an established residential area amongst properties of a similar type and age.

There is a bus stop outside the property.

### Facilities

The property is reasonably close to local amenities including shops and schools.

The property is on a bus route. There is a bus stop outside the property.

### Property address

Ipswich has a mainline rail station that offers a commuter service into London, Liverpool Street.

#### **Local environment**

No wayleaves, rights of way, etc. are known to exist but your Legal Adviser should confirm.

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

Maximum radon potential for the 1Km square containing this address is 1-3%. This is indicative rather than definitive. Further information can be sought from your local Environmental Services Department.

DRAFT

#### **Property address**

**E**

# Outside the property

## Limitations to inspection

There was no inspection of the right-hand elevation at the rear.

1	2	3	NI
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### E1 Chimney stacks

Not applicable.

### E2 Roof coverings

The roof is pitched and of gable design and has sand and cement verges.

The slopes are covered with concrete tiles.

There is an underlining of felt to act as a secondary line of defence against weather penetrating the roof construction.

Daylight is visible where the laps are open on the rear pitch and also around the flue.

#### Condition rating 1.

Tiles used on roofs of this age do have a limited life. Some maintenance and repair is likely to be necessary in the future, but the roof covering currently appears satisfactory.

1
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### E3 Rainwater pipes and gutters

Rainwater fittings are made of plastic.

There is a defective joint in the rear gutter at the left-hand end.

2
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#### Condition rating 2.

During wet weather, a check should be made for any sections that are not watertight.

Plastic rainwater fittings experience thermal movements which can often result in joint leakage developing.

Gutters should be cleaned out regularly to ensure free flow and discharge.

### E4 Main walls

Walls are of traditional cavity brick construction.

Some of the brickwork on the rear elevation has been in-filled.

1
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A physical damp proof course, (DPC), was noted to external walls a minimum of approximately 100mm above adjacent ground levels.

## Property address

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Moisture meter readings were taken in appropriate locations around the property where accessible and no evidence was found of rising or penetrating damp.

**Condition rating 1.**

The structural condition of the property is satisfactory with regard to stability and movement. No evidence was observed of significant cracking or current settlement, subsidence or structural movement, and there is no indication to suggest that the foundations are defective or inadequate.

External ground levels should be maintained at least 150mm below the actual or likely damp-proof course level, to prevent risk of dampness bridging the course.

However, in the absence of a current damp problem, it would be unnecessarily costly and disruptive to lower ground levels at this stage, but the situation should be regularly monitored.

It is unlikely that any insulation was placed in the wall cavities when the property was built but there are indications that insulation has been added subsequently. Your Legal Adviser should make enquiries regarding any insurance-backed guarantee. Please see Section I.

Condensation, often resulting in mould growth, can occur on surfaces behind items of furniture positioned close to a wall, and may not be visible until these are moved.

**E5 Windows**

1

Windows throughout the property are made of PVCu with double glazing and a random sample of windows operated satisfactorily when checked.

It is understood that the windows were replaced in 2016.

There are no trickle vents built-in to the frames to help provide background ventilation, but there is a facility to lock casements in a vent position.

**Condition rating 1.**

You should ensure that a full set of keys are made available to you upon completion.

The windows have been replaced relatively recently and guarantees may still be in place for the double-glazed units. Your Legal Adviser should make appropriate enquiries. Please see Section I.

Double glazing sealed units do have a limited life as the seals fail eventually and 'misting' occurs within the unit, (this may only appear intermittently in the early stages, so is not always immediately noticeable). There was no evidence of a significant defect of this nature at the time of the inspection.

There are indications to low-level glazing in the front left-hand bedroom confirming that safety glass has been used.

**E6 Outside doors (including patio doors)**

1

The front door is made of PVCu with double glazing of safety glass.

At the rear of the property there is a PVCu sliding patio door and adjacent fixed pane with double glazed safety glass.

**Condition rating 1.**

You should ensure that a full set of keys are made available to you upon completion.

**E7 Conservatory and porches**

Not applicable.

**Property address**

**E8 Other joinery and finishes**

Eaves fascias, the elements around the edges of the roof, are made of wood and are finished in gloss paint.

2

There is some decay at the ends.

There is a covered area in front of the front door and it is finished with a felt roof covering and felt flashings let-in to the brickwork.

**Condition rating 2.**

A lead flashing should be provided to cover the roofing felt where it turns up against the adjoining wall(s), to provide a more weatherproof joint.

**E9 Other**

Not applicable.

Not applicable.	
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**Property address**

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F

# Inside the property

## Limitations to inspection

There was a restricted inspection within the loft due to storage.

1	2	3	NI
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2

### F1 Roof structure

Access to the roof space is through a hatchway in the landing ceiling.

The structure is of trussed rafter construction, and satisfactory with regard to both size of timbers and their layout. There is no significant deflection to the roof slopes.

There is approximately 100mm thickness of quilt insulation. Current Regulations require about 250-300mm of fibreglass quilt or equivalent. Improvements are therefore worth considering.

Pockets should be formed within the insulation at the positions of recessed lights in ceilings beneath.

Fire/party walls within the roof space are fully built-up to prevent fire spread and provide security.

There is partial boarding laid, electric light connected and a loft ladder fitted.

There is no diagonal bracing present and this should be provided in accordance with current Building Regulations. Please see Section J1.

#### Condition rating 2.

The loft space should only be used for light storage purposes as ceiling joists are not designed to take heavy loading.

Items stored within roof spaces, particularly unventilated voids, are at risk of damage from condensation. They should be checked periodically.

An inspection was made of a representative sample of visible and accessible timbers. No evidence was found of significant wet or dry rot, or of active woodboring beetle infestation.

There is no designed ventilation apparent to the roof void and, particularly when roof void insulation is improved, condensation problems can occur in the void. Adequate eaves or roof slope ventilation should be provided.

1

### F2 Ceilings

Ceilings are made of plasterboard and some are finished with a textured "Artex" coating.

#### Condition rating 1.

No evidence was found of significant unsoundness to areas randomly checked.

### Property address

Textured "Artex" ceiling finishes in a property of this age are likely to contain asbestos material and must not be sanded down or disturbed. If painted, they represent a minimal risk. If a smooth finish is desired, this can more easily be achieved by the addition of a plaster skim coat or plasterboard over the existing "Artex".

You should be aware of the health hazard associated with this material and, once it is identified, the need for extreme care in operations involving its disturbance or removal which should never be undertaken on a DIY basis.

If you wish to carry out repairs or removal of materials containing asbestos, you should consult the Environmental Services Department of your Local Authority. Please see Section J3.

This is typical of "Artex" in properties of this age and is not peculiar to this property.

#### F3 Walls and partitions

Internal walls are a combination of timber stud and solid masonry construction.

1

There is full-height wall tiling in the bathroom and tiled splashbacks in the kitchen and cloakroom.

Internal decorations are generally fair, but are always a matter of personal taste.

#### Condition rating 1.

#### F4 Floors

Ground floors are made of solid concrete and first floors are made of suspended timber. All floors are acceptably level and firm but fitted floor coverings prevented a more detailed inspection.

1

#### Condition rating 1.

Laminate flooring has been laid in the lounge. This type of flooring is considered unsuitable for areas where water spillage may occur, such as kitchens and bathrooms. If the floor covering suffers damage it is usually necessary to relay the whole area as local repair is not usually possible.

#### F5 Fireplaces, chimney breasts and flues

Not applicable.

#### F6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)

There is a range of reasonably modern kitchen units of reasonable quality fitted to an adequate layout.

1

Sections of worktop are joined using aluminium jointing strips. These do not result in a smooth, seamless join and may harbour food debris.

There was a bucket positioned below the wastepipe at the time of the inspection but this was dry.

#### Condition rating 1.

#### F7 Woodwork (e.g. staircase and joinery)

Internal joinery comprises wooden panelled doors, softwood door linings, architraves and skirting boards finished in gloss paint.

1

#### Property address

There is no kitchen door. This may allow cooking odours to circulate throughout the property and problems relating to condensation may occur as moist warm air from the kitchen condenses in colder areas of the home.

There are built-in wardrobes of basic construction in the front left-hand bedroom.

Sliding doors may require a greater level of maintenance than standard hinged doors.

There are built-in wardrobes of reasonable construction in the front right-hand bedroom.

Ground and first floors are linked by a closed riser staircase with handrail and ranch-style balusters. Ranch-style balusters are nowadays considered hazardous due to the ease with which they can be climbed by children.

Please see Section J3. You may wish to consider providing solid panelling or similar.

Gaps between the balusters exceed 100mm and present a safety risk for small children. The gaps should be reduced. Please see Section J3.

**Condition rating 1.**

**F8 Bathroom and kitchen fittings**

The bathroom suite comprises a modern bath, W.C. and wash-hand basin. Mixer taps are fitted to the bath together with a shower attachment that was not tested. A shower screen of safety glass is also fitted to the bath.

A mastic seal has been applied around the perimeter of the bath to prevent water penetrating the building fabric.

The cloakroom comprises a standard W.C. and wash-hand basin.

**Condition rating 1.**

Joints around sanitary fittings and sink areas must be maintained in a waterproof condition to avoid the risk of damp penetration into concealed areas.

1

**F9 Other**

Not applicable.

**Property address**

# 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, or meet modern standards.

## Limitations to inspection

There were no abnormal restrictions to the inspection.

**G1 Electricity** *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

Mains electricity is connected and the reasonably modern consumer unit with trip switches together with the meter are located in the garage.

3

You should satisfy yourself that the number of power points is adequate to meet your needs.

No urgent or significant matters were noted although it is unlikely that the installation would comply with the latest edition of the Wiring Regulations.

A battery-powered smoke alarm is fitted on the landing. You should consider installing a mains-powered system of smoke detectors for your safety.

It is recommended that carbon monoxide detectors are also installed.

There is a fan in the bathroom that is operated via the light switch and has a timed overrun.

There are some white goods and although these are outside the scope of this survey, it would be prudent to include them in any test prior to commitment to purchase if they are to remain.

In the absence of a current safety certificate, you are advised to appoint an appropriately qualified person to test and report with recommendations and costs prior to commitment to purchase. Please see Section J3.

### Condition rating 3.

**G2 Gas/oil** *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

1

The property is connected to the mains gas supply and the meter is located in the garage. The supply serves the central heating boiler.

It is understood from the Vendor that the system was last serviced in Autumn 2017. Your Legal Adviser should obtain sight of the safety certificate. If this is not available you are advised to appoint an appropriately qualified person to

### Property address

test and report with recommendations and costs prior to commitment to purchase. Please see Section I.

**Condition rating 1.**

**G3 Water**

Mains water is connected and the internal stopcock is located in the cloakroom. The external stopcock is located in the public footway.

1

**Condition rating 1.**

The mains water service pipe into the property may be made of lead. Before the 1970s many water supply pipes were made of lead and research has shown that small quantities can pass into the water. If you want to remove this potential health risk completely, you should replace all the lead piping in the property soon. Please see Section J3.

There is no provision for water storage in the property as all fittings and appliances are fed from the mains. No stored water will therefore be available if the mains supply is interrupted.

**G4 Heating**

Central heating is provided by a wall-mounted gas-fired "Baxi Duo-TEC Combi 28HE A" combination boiler located in the loft. Heating circulation pipework is in copper where visible, supplying steel panel radiators.

1

It is understood that the boiler was replaced in 2010.

The system is controlled by a built-in electronic programmer and a room thermostat in the hall.

In addition, a heated towel rail is fitted in the bathroom.

Most of the radiators have thermostatic valves fitted; these have a limited life.

Combination boilers can be expensive to repair and there is no back-up system to provide heating or hot water if they break down. You should consider taking out a breakdown and service contract to cover this eventuality.

My comments in Section G2 regarding testing of the gas system similarly apply.

**Condition rating 1.**

**G5 Water heating**

Hot water is provided from the combination boiler.

1

With a combination boiler, water is heated on demand and there is no hot water storage cylinder. This means that there is no volume of stored hot water available should the gas supply fail.

My comments in Section G2 regarding testing of the gas system similarly apply.

**Condition rating 1.**

**G6 Drainage**

The property is understood to be connected to the main sewer.

1

A single inspection chamber was noted. The cover was lifted to reveal a clear chamber with no blockage.

It should be noted that the condition of inspection chambers does not necessarily provide an indication of the condition of connecting drains.

The drainage run may be shared with adjoining properties and your Legal Adviser should check the position and repairing liabilities regarding this.

**Property address**

Please see Section I. However, since 1st October 2011, it is likely that the local water company is responsible for such shared drains.

The drains are vented by a plastic soil vent pipe with balloon cage fitted to prevent the entry of birds and vermin.

**Restricted inspection. Condition rating 1.**

**G7 Common services**

Not applicable.

DRAFT

**Property address**



# Grounds (including shared areas for flats)

## Limitations to inspection

There was a restricted inspection within the garage due to storage.

**1 2 3 NI**

### H1 Garage

There is an attached single garage of brick construction with a flat felt covered roof. It has upstands around the perimeter and some water ponding noted. It has boarding to the underside. Drainage is to an outlet to a downpipe located in the rear left-hand corner.

**1**

It has a plastic roller shutter door. A physical DPC was noted to the right-hand elevation. It is approximately 150mm above ground level at the front, reducing to 75mm above ground level towards the rear.

Electrics are connected and this should be included in the overall electrical test at the property.

It has wooden-clad fascia board at the front.

There are two hairline width cracks on the right-hand elevation at high level. These are not considered to be structurally significant and should be repaired as part of normal maintenance.

### Condition rating 1.

### H2 Other

There is a small storage cupboard formed at the rear of the garage.

**1**

In the back garden there is a garden store of profiled metal sheet construction in fair condition. There is no drainage.

### Condition rating 1.

### H3 General

To the front of the property there is brick paving and concrete providing off-road parking. Boundaries are open. There are four steps up to the front door and the bottom step is approximately 75mm higher than the others and presents a trip hazard. Please see Section J3.

There is a basic timber framed car-port with corrugated plastic sheet roof supported on metal posts. The ground slopes slightly down to the right-hand side of the property and the road.

At the rear, there is a precast patio with some uneven areas that present trip hazards. Please see Section J3. There are steps up to the lawn retained by a 650mm high masonry wall. There are no guard rails. Retaining walls and lack of guard rails are considered hazardous. Please see section J3. There is a

### Property address

precast path that continues to the rear. The left-hand boundary is defined by basic 1.8m high close boarded fencing. The rear and right-hand boundaries are defined by 1.8m high panel fencing in fair condition. There are two gates at the rear in both the left and right-hand fences. Your Legal Adviser should confirm whether these are formal accesses and rights-of-way. Please see Section I. There is a row of 5-6m high pollarded fir trees beyond the rear fence. If these fall as a result of disease or high winds, etc., damage to property or persons could result. Please see Sections J1 and J3.

It is judged that the rear boundary is actually approximately 1m in from the existing rear fence. It appears that the shared path would normally lie outside the rear boundary fence but in this instance is within the garden as the inner fence has been removed. Your Legal Adviser should confirm boundary positions. Please see Section I.

Your Legal Adviser should confirm whether there is access to maintain the right-hand elevation at the rear and whether there is access for the neighbour at the left-hand side to maintain the right-hand elevation of their extension. Please see Section I.

Regular maintenance should be carried out to retaining walls as significant repair or rebuilding can be expensive.

**Property address**

# Issues for your legal advisers

We do not act as 'the 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, check whether there is a warranty covering replacement windows).

## I1 Regulation

None.

## I2 Guarantees

Your Legal Adviser should make enquiries regarding the following:

A copy of the last electrical certificate.

Certification for any electrical works carried out since 1<sup>st</sup> January 2005.

The central heating servicing record.

Guarantees for any of the double glazing.

Any insurance-backed guarantee for cavity wall insulation.

## I3 Other matters

Your Legal Adviser should make enquiries regarding the following:

Rights and liabilities for the shared pathway at the rear.

I have been told by the Estate Agent that the property is freehold. You should ask your Legal Adviser to confirm this and explain the implications.

Ownership, position and maintenance liabilities of boundaries.

Rights and liabilities for any shared drainage runs.

History of previous flooding or perceived future risks which may have been assessed.

An Environmental Report should be obtained.

Confirmation of any wayleaves, rights-of-way, etc.

Whether the gates in the left and right-hand fences of the back garden are formal accesses or Rights-of-Way.

Whether access is available for maintenance purposes as described in Section H3.

## Property address

# J

## 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, having existed for some time and which cannot be reasonably changed.

### J1 Risks to the building

The type of subsoil on which the property is built is not known, and no investigations have been made. Clay subsoils can change in volume as their moisture content changes, which can cause structural damage to buildings erected on them, sometimes to a significant extent necessitating costly repair. Trees planted close to buildings can exacerbate these effects.

Trees.

No diagonal bracing to the roof structure.

### J2 Risks to the grounds

There will always be a risk of ground movement with retaining walls.

### J3 Risks to people

- F2 - "Artex" to ceilings.
- F7 - Stairs.
- G1 - No current safety certificate for the electrical system.
- G3 - Possible lead water main.
- H3 - Uneven paving and steps. Retaining walls. No guardrails. Trees.

### J4 Other

None.

Property address

K

# Surveyor's declaration

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

**Signature**



**Surveyor's RICS number**

0843339

**Qualifications**

Dip Surv MRICS

For and on behalf of  
**Company**

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**Client's name**

**Date this report was produced**

24<sup>th</sup> October 2018

## RICS Disclaimers

- This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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 his or her 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.

- This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

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# What to do now

## 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 the contractors to put the quotations in writing.

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

## Further investigations

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

## Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

## What the further investigations will involve

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

## When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

# Description of the RICS HomeBuyer (Survey) Service

## The service

The RICS HomeBuyer (Survey) Service includes:

- an inspection of the property (see 'The inspection')
- a report based on the inspection (see 'The report').

The surveyor who provides the RICS HomeBuyer (Survey) Service aims to give you professional advice to help you to:

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

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

## 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; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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.

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

## Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

## 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, he or she should recommend a 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

**The report is in a standard format and includes the following sections.**

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Surveyor's declaration
- What to do now
- Description of the RICS HomeBuyer (Survey) Service
- Typical house diagram

## 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.

**Condition rating 3** – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**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** – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer (Survey) Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

## Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

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# Description (continued)

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## 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, having existed for some time and which cannot reasonably be changed.

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

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection; and
- detailed specific issue reports.

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

**3 Before the inspection** – you tell the surveyors if you have any concerns (such as plans for extension) about the property.

**4 Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.

**5 Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

**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.

## Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. 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 that it be supplied.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

# Typical house diagram

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

