



LEVEL 2

Your survey report

Property address:

Client's name:

Consultation date (if applicable):

9th March 2021

Inspection date:

24th March 2021

Surveyor's RICS number:

0843339

2

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A

About the inspection and report

This Home survey – Level 2 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 significant 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 that are not covered by the terms and conditions of this report must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection. 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 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 instruction to us (the firm), for a full list of exclusions.



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

24th March 2021

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.

Status of the property when the inspection took place

The property was occupied, furnished and with floor coverings in position.
The Vendor 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.
Social distancing was maintained throughout the inspection in accordance with current

Government guidance.

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.

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.

B

Overall opinion

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Summary of condition ratings

Overall opinion of property

The property has not been extended since construction and has been well maintained by the Vendor who has owned it for the last six 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 and gas systems appeared to be in satisfactory visual condition, the absence of current safety certificates dictates that they are assigned condition ratings 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.

B

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
F1	Electrical certificate.	
F2	Gas safety certificate.	



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
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating



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
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows

B

Condition ratings

D6	Outside doors
D8	Other joinery and finishes
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
F3	Water
F6	Drainage



Elements with no current issues

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

Element no.	Element name
D1	Chimney stacks
E1	Roof structure
E3	Walls and partitions
E4	Floors
E6	Built-in fittings
E7	Woodwork
E8	Bathroom fittings
G2	Permanent outbuildings



Elements not inspected

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

Element no.	Element name
N/A	There are no elements with this condition rating

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

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

Approximate year the property was built

Circa 1953.

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

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

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2				1			
First		3	1					
Second								
Third								
Other								
Roof spaces								



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

C 69

Issues relating to the energy efficiency rating

None.

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)

None.

Other energy matters

None.



Location and facilities

Grounds

There is no garage but there is off-road parking. Street parking is currently unrestricted. There are gardens front and back.

Location

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

Facilities

The property is reasonably close to local amenities including shops and schools. The property is close to a bus route. Ipswich has a mainline rail station that offers a commuter service into London, Liverpool Street.

Local environment

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. We recommend that you visit the property at different times of day in order to experience any variation in traffic volume and also any disturbance from adjacent properties and spaces. At the time of my inspection there were no extraneous elements that I judged could be disturbing to some people. No wayleaves, rights of way, etc. are known to exist but your Legal Adviser should confirm. According to the Gov.UK website, the location is in an area that is unlikely to flood. According to the Public Health England website, all parts of the 1Km square containing this address are in the lowest band of radon potential. Less than 1% of homes are above the Action level. This is indicative rather than definitive. Further information can be sought from your local Environmental Services Department.

D

Outside the property



Outside the property

Limitations on the inspection

There was a restricted inspection of the right-hand gable due to inadequate sightlines from within the property's boundaries and adjacent public spaces.

D1 Chimney stacks

1 2 3 NI

There are two brick chimney stacks.

1

The flashings that weatherproof the junctions where the chimney stacks project through the roof are of lead.

Condition rating 1.

Flues that are to remain disused should have suitable ventilated cappings fitted on the pots and vents provided to sealed fireplace openings.

Flashings must be kept well-maintained to prevent dampness penetrating the structure.

D2 Roof coverings

The roof is pitched and of gable design and has sand and cement verges. Some making good to the verge is required to the rear pitch and there is a missing undercloak tile near the top of the verge to the front pitch.

2

There is a missing tile from the rear pitch of the roof.

The slopes are covered with tiles.

There is an underlining of felt, (sarking), to act as a secondary line of defence against weather penetrating the roof construction. Although unlikely, this could contain asbestos.

A small sample could be tested prior to commitment to purchase in order to confirm. Please see Section I 3.

The bottom edge of the felt has perished and it would be prudent to arrange for renewal of the bottom layer of felt and relaying of associated tiles within the next five years.

If this is not carried out, any water that finds its way beneath the tiles, may run down the face of the eaves ultimately causing decay.

Condition rating 2.

The front bay has a flat concrete roof that is finished with a relatively thick layer of felt/asphalt. It is possible that this contains asbestos. A small sample could be tested prior to commitment to purchase in order to confirm. Please see Section I 3.

The lead flashing is in need of repointing.

The single-storey rear projection has a flat felted roof over what is judged to be concrete. It has been re-covered.

Felt flashings are let-in to the brickwork of the main house wall. Decay was noted to the timber at the rear right-hand corner.

Condition rating 2.

The adequacy of drainage from the flat roof and absence of standing rainwater can only be assessed in wet weather.

D

Outside the property

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

D3 Rainwater pipes and gutters

Rainwater fittings are made of plastic.
There is a tile lodged in the rear gutter.

2

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.

Visible algal growth and staining to some joints suggests that this is now occurring; some repair should be anticipated.

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

D4 Main walls

Main Property

2

Walls are of traditional cavity brick construction.

There is a hairline width diagonal crack above the front bay and a vertical hairline width crack to the right-hand side of the front door adjacent to the infilled brickwork. There is historic cracking at the ends of the concrete bay roof.

There is a precast cantilevered concrete canopy above the front door. The coating is similar to that of the bay and may contain asbestos. A small sample could be tested prior to commitment to purchase in order to confirm. Please see Section I 3. The coating is in poor condition but as it covers a concrete canopy this is unlikely to result in problems internally.

Patch repointing is recommended to the right-hand gable at high level and there is a slight bulge in the brickwork at the base of the chimney. There are poorly filled repairs around the W.C. waste and former waste openings at the rear using expanding foam. These should be sealed with brickwork and mortar.

Generally, a physical damp proof course, (DPC), was noted to external walls a minimum of approximately 150mm above adjacent ground levels.

However, the DPC at the rear is equal to the decking level which is less than would nowadays be recommended, is prone to water penetration and may give rise to problems with damp in the future.

Moisture meter readings were taken in appropriate locations around the main property where accessible and no evidence was found of rising or penetrating damp. However, internal faces of some external walls are dry-lined making it difficult to record meaningful readings from the structure.

There was limited opportunity for testing for damp in the lounge due to storage and furniture placement.

Condition rating 2.

There is some minor brick/mortar cracking to external walls, particularly as described above, which appears to be historic and not significant. The cracks should be



Outside the property

repaired, although there was no evidence of damp penetration at the time of the inspection.

The structural condition of the main 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 H.

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.

Single-Storey Rear Projection

Walls are judged to be of narrow cavity brick construction. The brickwork bonding externally has the appearance of cavity construction and the width measured at the patio doors opening is approximately 240mm.

Some of the facing has fallen off the lintel above the patio doors and it is likely that water penetrates. There is staining internally. A poor repair has been carried out at the rear right-hand corner at high level.

The DPC at the right-hand side is only 50-75mm above adjacent ground level which is less than would nowadays be recommended and may give rise to problems with damp in the future.

Moisture meter readings were taken in appropriate locations around the rear single-storey projection where accessible and no evidence was found of rising or penetrating damp.

However, internal faces of external walls are dry-lined making it difficult to record meaningful readings from the structure.

However, opportunities to record damp in this area were restricted by storage of items.

The structural condition of the rear single-storey projection 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



Outside the property

regularly monitored.

It is unlikely that any insulation was placed in the wall cavities when the rear single-storey projection was built and no indications were seen that insulation has been added subsequently. Installation of cavity insulation may be worthwhile if practical.

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.

D5 Windows

Windows throughout the property are made of PVCu with double glazing and a random sample of windows operated satisfactorily when checked. 2

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.

There is 'misting' to some of the double-glazing units indicating failure of the edge seals. Failed units require replacement. Other windows are likely to become similarly affected in due course.

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

Low-level glazing would nowadays be of safety glass to prevent risk of injury but there are no visible British Standard kitemarks or other indication on the glazing to confirm this is the case.

This applies to the porch. For your own safety you are recommended to arrange for an appropriately qualified glazier to inspect and reglaze as necessary. Please see Section I 3.

There is no adequate readily accessible opening window for fire escape from the first floor. At least one suitable escape window should be installed. Please see Section I 3.

Condition rating 2.

D6 Outside doors (including patio doors)

The front door is of dated PVCu construction and double-glazed with safety glass. The handle is loose and needs securing. 2

At the rear of the property there is a coated metal sliding patio door and adjacent fixed pane with double glazed safety glass. It is set within a wooden sub-frame with decay noted at its base and to the sill.

One of the units has blown and requires replacement. The remaining unit is likely to become similarly affected in due course.

Condition rating 2.

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

D7 Conservatory and porches

Not applicable.

D8 Other joinery and finishes

D

Outside the property

Replacement plastic fascias and soffits have been fitted, and appear to have been fixed on top of original and now possibly decaying joinery. It is not possible to comment on any concealed sections of woodwork which can only be examined by the removal of the plastic covering.

2

Condition rating 2.

There are wooden fascia boards to the single-storey rear projection. Historic woodworm was noted to the timber above the patio doors.

D9 Other

Not applicable.

E

Inside the property



Inside the property

Limitations on the inspection

There was a restricted inspection within the outbuilding due to storage.
There is no access to the flat roof structure which is not unusual.

E1 Roof structure

1 2 3 NI

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

1

I did not enter the roof space but carried out my inspection from the loft hatch location.

The structure is of rafter and purlin 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 300mm depth of quilted insulation between the ceiling joists to unboarded areas that is considered satisfactory.

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 loose boarding laid but no electric light connected or loft ladder fitted.

Condition rating 1.

Because roof insulation has been laid across ceiling joists, concealing their position, for health and safety reasons no general inspection of the roof space area was possible, but the visible area was inspected from the access hatch.

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.

It is not known what, if any, insulation is provided in the flat roof, where there is no access to the structure.

E2 Ceilings

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

2

Condition rating 2.

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

Textured "Artex" ceiling finishes in a property of this age are likely to contain asbestos material and must not be sanded down or disturbed. A small sample could be tested prior to commitment to purchase in order to confirm. If painted, they present a



Inside the property

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 I 3.

This is typical of “Artex” in properties of this age and is not peculiar to this property. Damage was noted in the rear single-storey projection.

E3 Walls and partitions

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

The left-hand wall of the front left-hand bedroom is painted brickwork.

There is damaged plaster in the landing cupboard.

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

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

Condition rating 1.

The opening formed in the wall between the kitchen and lounge appears to be in a load-bearing wall. No evidence of significant cracking or movement was observed in the supporting walls at the ends of the opening or in the structure above. Building Regulations approval is required for this type of alteration to the load-bearing structure and your Legal Adviser should be asked to check that this was obtained. Please see Section H.

A wall has been removed within the kitchen. Although the joists at first floor level are judged to span in the opposite direction, there is a wall directly above this one separating the bathroom from the rear bedroom upstairs. It is therefore judged that this wall is also load bearing. As such, Building Regulations approval would have been required. Your Legal Adviser should make appropriate enquiries. Please see Section H.

1

E4 Floors

Ground and first floors are made of suspended timber with the exception of the hall cupboard, understairs cupboard and rear single-storey projection, which are made of solid concrete. All floors are acceptably level and firm but fitted floor coverings prevented a more detailed inspection.

There are no floor coverings on the landing.

Readings off floor coverings, particularly laminate flooring, can be deceptive and they may not relate to the floor structure itself.

Condition rating 1.

Where there are suspended timber ground floors it is particularly important for the

1



Inside the property

sub-floor space to be adequately ventilated to ensure a through flow of air to prevent condensation. Condensation and humidity create conditions conducive to timber decay within the floor structure.

Ventilation is provided by an adequate number of air vents fitted at low-level externally.

Sub-floor air vents must be kept clear and unobstructed to help prevent risk of rot attack to ground floor timbers. The left-hand air brick at the rear is below the decking level.

Laminate flooring has been laid in the bedrooms, hall and 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.

E5 Fireplaces, chimney breasts and flues

The fireplaces in the front left-hand bedroom and kitchen have been sealed but not vented and the fireplace in the lounge is sealed but was obscured by furniture at the time of the inspection.

2

Condition rating 2.

Where the flues are to remain disused, they should be ventilated by air vents installed in the sealed fireplace openings and have suitable ventilated cappings fitted to the chimney pots.

Flues should be checked and swept prior to commitment to purchase.

There were no signs of defects in relation to the fireplaces or chimneys internally, however I am not aware of whether the fires have been recently tested or the flues swept. If there is no evidence of this, then the flues must be tested prior to commitment to purchase.

Carbon monoxide detectors should be installed wherever gas or oil fires, wood burning stoves, (gas appliances, open fires and the like), are used and ideally in the bedrooms above where the chimney stack is present or adjacent since flue gases can escape into these rooms and be potentially fatal.

E6 Built-in fittings (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

Condition rating 1.

E7 Woodwork (for example, staircase joinery)

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

1

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. This also presents a fire-safety risk. Please see Section I 3.

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

E

Inside the property

Sliding doors may require a greater level of maintenance than standard hinged doors. Ground and first floors are linked by a closed riser staircase with handrail and ranch-style balusters to the landing. Ranch-style balusters are nowadays considered hazardous due to the ease with which they can be climbed by children. Please see Section I 3. You may wish to consider providing solid panelling or similar. Gaps between some of the balusters exceed 100mm and present a safety risk for small children. The gaps should be reduced. Please see Section I 3. Pipework in the bathroom is boxed-in and tiled. This may result in additional disruption and cost if access is required for maintenance purposes.

Condition rating 1.

E8 Bathroom fittings

The bathroom suite comprises a modern corner bath, W.C. and wash-hand basin. Mixer taps are fitted to the bath together with a shower attachment, (that was not tested), and a shower screen of safety glass. A plastic quadrant moulding has been fitted around the perimeter of the bath to prevent water penetrating the building fabric. These are often less successful at preventing water penetration than a standard mastic bead.

1

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.

E9 Other

Not applicable.

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.

Limitations on the inspection

There were no abnormal restrictions to the inspection.

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 and the older style fuses together with the meter are located in the hall cupboard. 3

The in-coming supply is wrapped in a material that might contain asbestos. A small sample could be tested prior to commitment to purchase in order to confirm. Please see Section I 3.

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

There is a broken light switch in the front right-hand bedroom.

It is unlikely that the installation would comply with the latest edition of the Wiring Regulations.

Battery-powered smoke alarms are fitted in the hall and 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 are some built-in and other 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 on the installation with recommendations and costs prior to commitment to purchase. This should include any external elements of the installation. Please see Section I 3.

Condition rating 3.

F2 Gas/oil

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

The property is connected to the mains gas supply and the meter is located externally on the front wall. The supply serves the central heating boiler and hob. 3

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 I 3.

Condition rating 3.

F3 Water

Mains water is connected and the internal stopcock is located in the kitchen under the sink but was not seen. The external stopcock is located in the public footway. 2

The redundant galvanised water storage tank remains in the loft.

Condition rating 2.

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 I 3.

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.

F4 Heating

Central heating is provided by a wall-mounted gas-fired combination boiler located in the kitchen. Heating circulation pipework is in copper where visible, supplying steel panel radiators. 3

The combined electronic programmer and room thermostat is located in the hall.

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

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

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 I 3.

Condition rating 3.

F5 Water heating

Hot water is provided from the combination boiler. 3

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.

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 I 3.

Condition rating 3.

F6 Drainage

The property is understood to be connected to the main sewer. 2

There is no visible access to the drainage run within the property grounds, and it is possible that inspection chamber covers may be concealed beneath the ground surfaces. The line of the drain run should be located and any concealed access points should be exposed permanently, so their condition can be checked and there is easy access for maintenance and repair.

The drainage run may be shared with adjoining properties and your Legal Adviser should check the position and repairing liabilities regarding this. Please see Section H. 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 old balloon cage fitted to prevent the entry of birds and vermin.

Condition rating 2

It is recommended that a specialist drainage contractor is appointed to test and report on the drains together with recommendations and costs prior to commitment to purchase.

F7 Common services

Not applicable.

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

There was a restricted inspection within the shed due to fixtures and storage.

G1 Garage

1 2 3 NI

Not applicable.

G2 Permanent outbuildings and other structures

In the back garden there is a basic sterling board shed with felt roof. It has a single-glazed window and no drainage. It should be noted that the roof slopes towards the left-hand neighbour's garden and this may be a possible source of neighbour dispute. Your Legal Adviser should confirm any implications. Please see section H.

1

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

Condition rating 1.

G3 Other

To the front of the property there is brick paving providing off-road parking. The remainder is laid to lawn and there is an area of uneven concrete and precast paving. This presents a trip hazard. Please see Section I 3. A metal gate at the right-hand side provides access to the rear but this was padlocked at the time of the inspection. There is a 5-6m high tree growing in the front verge.

The left-hand boundary is defined by a low 215mm thick brick wall in basic condition. There is some damage.

The right-hand boundary is defined by a 0.9m high x 100mm thick brick wall in basic condition. There is some damage and a missing precast coping.

The front boundary is defined by a 0.9m high brick wall in basic condition. There is some damage and loose precast copings. Part of the front boundary is open.

At the rear, there is uneven concrete and precast paving presenting a trip hazard. Please see Section I 3. The remainder is laid to lawn.

There is an area of stored goods concealing ground surfaces and part of the rear elevation of the building.

There is an area of wooden decking. Decking can become slippery in wet weather and care should be taken. Rats have also been known to live beneath decking although there was no evidence of this at the time of the inspection. Please see Section I 3. Some of the decking has decayed and there is a basic handrail with balusters around the perimeter.

There is a 4m high tree growing close to the left-hand boundary and a 6-8m high fir tree in the rear left-hand corner. There are mature shrubs growing beyond the rear boundary. In the left-hand garden, there is a 6-8m high tree and a 20-25m high tree. In the right-hand neighbour's garden, there are 6-8m high trees.

G

Grounds (including shared areas for flats)

The left-hand boundary is defined by 1.8m high close boarded fencing in fair condition. Part of the left-hand boundary is also defined by the shed.

The right-hand boundary is defined by 1.8m high close boarded fencing in fair condition.

The rear boundary is defined by 1.8m high close boarded fencing in fair condition. The rear boundary fence is set approximately 600mm beyond the line of concrete posts which are assumed to indicate the actual boundary line. Your Legal Adviser should confirm any implications. Please see Section H.

If any trees in this garden or nearby gardens should fall as a result of disease or high winds, etc., damage to property or persons could result. Please see Sections I 1 and I 3.

Under the Occupiers Liability Act 1957 and 1984 there is a duty upon the occupier to take such care as is reasonable to ensure that bona fide visitors shall be safe from harm. The duty extends to unlawful trespassers, but only in as far as risks of which the occupier is aware.

Trees and shrubs within the grounds should be regularly maintained and restricted in their future growth as appropriate to ensure they do not cause damage to the building structure or drains within the grounds.

Although boundaries are often apparently defined by topographical features such as fences and walls, the actual position of the legal boundary may be different.

Your Legal Adviser should confirm whether access is available to maintain the left-hand elevation of the shed. Please see Section H.

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 Adviser should make enquiries regarding the following:

Building Regulations approval and completion certificate for the opening in the load-bearing wall between the lounge and kitchen and also for the wall within the kitchen.

Building Regulations approval and completion certificate for the post-construction cavity wall insulation.

H2 Guarantees

Your Legal Adviser should make enquiries regarding the following:

A copy of the last electrical certificate and check the validity of the named operative.

Certification for any electrical works carried out since 1st January 2005.

The gas servicing record and check the validity of the operative named on the certificate. This should include the boiler and hob.

Any test certificates for sweeping/testing the flues.

Any insurance-backed guarantee for post-construction cavity wall insulation.

H3 Other matters

Your Legal Adviser should make enquiries regarding the following:

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

Ownership and maintenance liabilities of boundaries.

Rights and liabilities for any shared drainage runs.

Any Tree Preservation Orders.

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.

Possible implications of the shed roof discharging water towards the left-hand neighbour's garden.

Possible implications of the rear boundary fence being beyond the row of concrete posts.

Whether access is available to maintain the left-hand elevation of the shed.

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 reasonably be changed.

I1 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.

I2 Risks to the grounds

None.

I3 Risks to people

- D2 - Possible asbestos content in felt and bay window roof coating.
- D4 - Possible asbestos content in the canopy coating.
- D5 - Low-level glazing. No suitable escape window.
- E2 - "Artex" to ceilings.
- E5 - No current safety certificates for flues.
- E7 - No kitchen door. Landing balusters.
- F1 - No current safety certificate for the electrical system. Possible asbestos content in the wrapping material of the in-coming electrical supply.
- F2 - No current safety certificate for the gas supply.
- F3 - Possible lead water main.
- F4 - No current safety certificate for the gas-fired central heating system.
- F5 - No current safety certificate for the gas-fired hot water system.
- G3 - Uneven paving. Wooden decking. Trees.

I4 Other risks or hazards

None.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0843339

Qualifications

Dip Surv MRICS

Company

JPR Surveys Ltd

Address

3b Angel Road, Bramford, Ipswich, Suffolk IP8 4JF

Phone number

01473 744877

Fax

Email

jpr.surveys@yahoo.com

Website

www.jprsurveys.co.uk

Property address

Client's name

Date this report was produced

30th March 2021

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

Signature

JPR Surveys Ltd.

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 quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



Description of the RICS Home Survey – Level 2 service and terms of engagement



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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



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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; 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. 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 also 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 or 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 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.



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

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.

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



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

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 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.

Issues for legal advisers

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

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

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

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

Risks

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



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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



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

Complaints handling procedure

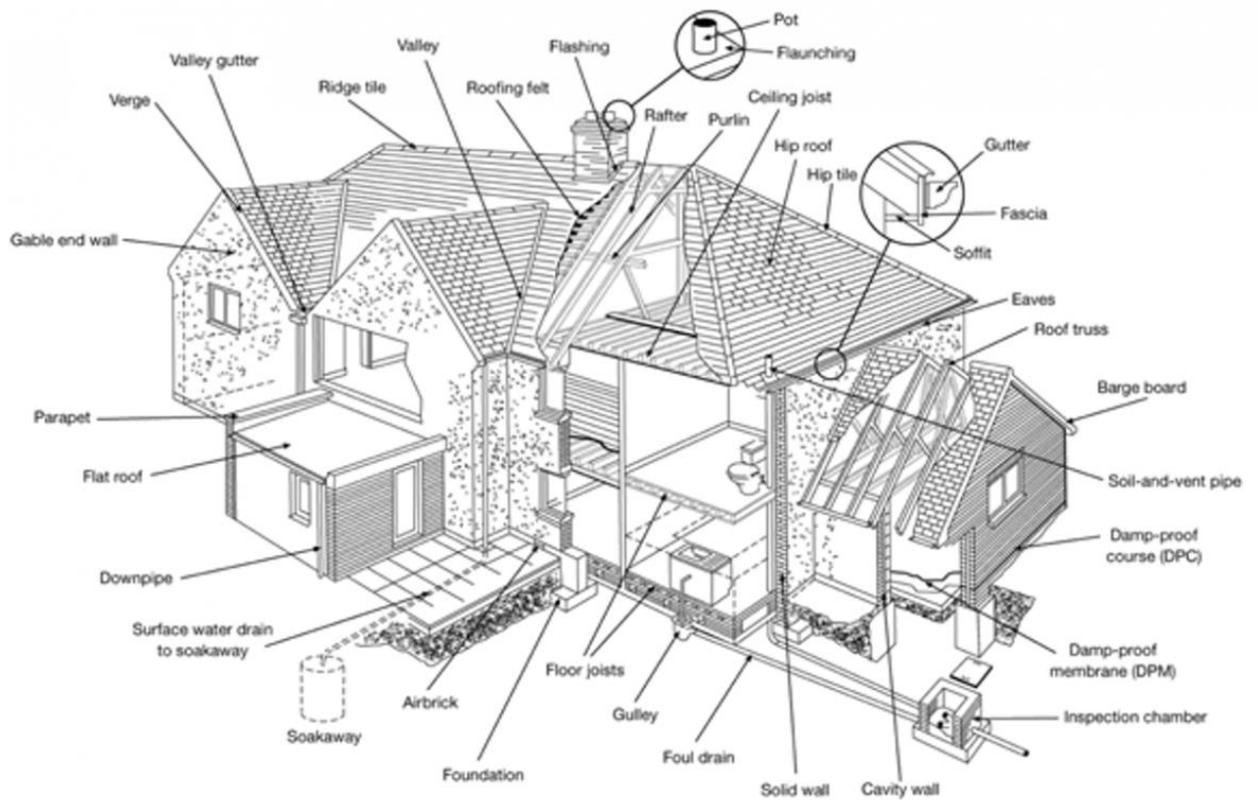
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

M Typical house diagram

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





RICS disclaimer

You should know ...

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