



KEYS CONSULTING LTD



LEVEL 2

# Your survey report ...

Property address

Client's name

Consultation date

Inspection date

Surveyor's RICS number  
0850121

# 2

# Contents

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## About the inspection

This RICS 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.



## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

Any extra services we provide 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.
- 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

Gladston Matheson BSc (Hons) MRICS, C. Build E MCABE

Surveyor's RICS number

0850121

Company name

KEYS Consulting Ltd

Date of the inspection

Report reference number

Related party disclosure

I have no links with this transaction.

Full address and postcode of the property

Weather conditions when the inspection took place

When I inspected the property, the weather was dry, wet, overcast, cloudy, bright and mild 15 Celsius, following a period of 2 hours the weather over the preceding period remained broadly the same.

Status of the property when the inspection took place

The property was unfurnished at the time of the inspection. Fitted floor coverings were laid throughout most of the accommodation.



## Overall Opinion

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

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

### Important note

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



# Summary of condition ratings

| Overall opinion of property |
|-----------------------------|
| N/A                         |

# 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 |
|-------------|---------------|----------|
|-------------|---------------|----------|

## Condition ratings

3

### Elements that require urgent attention

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

| Element no. | Element name             | Comments (if applicable)  |
|-------------|--------------------------|---|
| D7          | Conservatory and porches | The polystyrene tiles in the porch are a safety hazard because they are flammable and give off poisonous fumes in a fire. |
| E2          | Ceilings                 | Damp patches were viewed adjacent to the chimney breasts at first floor level.  |
| E3          | Walls and partitions     | Evidence of dampness was noted that is water ingress adjacent to the chimney breast and condensation generally.           |
| F1          | Electricity              | I saw no evidence that this electrical system has recently been inspected in the form of a test certificate.              |
| F2          | Gas/oil                  | I saw no evidence that this gas electrical system has recently been inspected in the form of a test certificate.          |
| F4          | Heating                  | I saw no evidence that this gas electrical system has recently been inspected in the form of a test certificate.          |
| F5          | Water heating            | I saw no evidence that this gas electrical system has recently been inspected in the form of a test certificate.          |

## Condition ratings

2

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

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

| Element no. | Element name   | Comments (if applicable)  |
|-------------|--|---|
| D4          | Main walls   | <p>Parts of the brickwork above the patio doors reflect hairline diagonal/stepped cracks.</p> <p>The brickwork around the rear door installation is poor standard of construction</p> |
| E6          | Built-in fittings (built-in kitchen and other fittings, not including appliances ) | Condensation was viewed at low-level within the wardrobes   |
| G2          | Permanent outbuildings and other structures  | The outbuilding appear poor condition and it would be more economical to demolish and rebuild opposed to considering repairs.   |
| G3          | Other  | The footpath/patio are in poor condition comprising a number of undulations/uneven and major cracks.  |

## Condition ratings

1

### Elements with no current issues

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

| Element no. | Element name                              | Comments (if applicable) |
|-------------|---|--------------------------|
| D2          | Roof coverings                            |                          |
| D3          | Rainwater pipes and gutters               |                          |
| D5          | Windows                                   |                          |
| D6          | Outside doors (including patio doors)     |                          |
| D8          | Other joinery and finishes                |                          |
| E4          | Floors                                    |                          |
| E5          | Fireplaces, chimney breasts and flues     |                          |
| E7          | Woodwork (for example, staircase joinery) |                          |
| E8          | Bathroom fittings                         |                          |
| F3          | Water                                     |                          |
| F6          | Drainage                                  |                          |

NI

### Elements not inspected

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

| Element no. | Element name   | Comments (if applicable) |
|-------------|----------------|--------------------------|
| D1          | Chimney stacks |                          |
| E1          | Roof structure |                          |



## About the property

This section includes:

- [About the property](#)
- [Energy efficiency](#)
- [Location and facilities](#)



## About the property

### Type of property

The property is a semi-detached, 2 storey building. The property appears to have been a multi-occupation property recently.

### Approximate year the property was built

circa 1910

### Approximate year the property was extended

N/A

### Approximate year the property was converted

circa 2005

### Information relevant to flats and maisonettes

N/A

### Construction

The main walls are of solid brickwork. The roof is of a conventional hipped style with tiles. Windows are of a replacement uPVC/metal variety with double glazing. Floors are timber boarding.

### Accommodation

|              | Living rooms | Bedrooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other |
|--------------|--------------|----------|----------------|-----------------|---------|--------------|---------------|-------|
| Lower ground |              |          |                |                 |         |              |               |       |
| Ground       | 1            | 1        | 1              |                 | 1       |              |               |       |
| First        |              | 5        | 1              | 1               |         |              |               |       |
| Second       |              |          |                |                 |         |              |               |       |
| Third        |              |          |                |                 |         |              |               |       |
| Other        |              |          |                |                 |         |              |               |       |
| Roof space   |              |          |                |                 |         |              |               |       |



## 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

D64 energy efficiency rating

### Issues relating to the energy efficiency rating

The energy efficiency rating is above the average rating of D60 but has the potential to achieve B83.

### Main Services

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

☒ Gas      ☒ Electric      ☒ Water      ☒ Drainage

### Central heating

☒ Gas      ☐ Electric      ☐ Solid fuel      ☐ Oil      ☐ None

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

N/A

### Other energy matters

N/A



## Location and facilities

### Grounds

The property has grounds to the front and rear. The rear is enclosed on all sides providing a private garden area. The front is enclosed at the sides a limited garden area.

### Location

The property is situated within an established residential area of similar aged housing.

### Facilities

The local facilities include shops and other retail outlets nearby; local bus routes off the main road; schools and a tube/railway station within a few miles.

### Local environment

The property is situated in flood zone 1 and is unlikely to flood. The geology (subsoil) in the locality is likely to be clay formation.

No contamination investigations have been carried out.

The environmental report carried out by your legal advisor should be reviewed closely.

Otherwise, I am not aware of any issues in the local environment.

D

Outside the property

## Full details of elements inspected

### Limitations on the inspection

It was not possible to inspect the foundations for examination without invasive works. However, from an inspection of accessible areas of walls above the ground, it is reasonable to assume that the foundations have not failed or are other than sound.

The roof coverings and structures were viewed from the ground, but where no access is possible or there is only limited visibility the element is excluded from the inspection. In this instance, this limitation particularly relates to the side flank roof as it could not be viewed fully due to access restrictions. Further chimney stacks could not be viewed from the ground. The roof coverings could not be viewed from the ground, as no access was possible. As such, the flank is excluded from the inspection.

Although a condition rating has been allocated, my inspection of the rear patio doors was restricted because the key was unavailable.

### D1 Chimney stacks



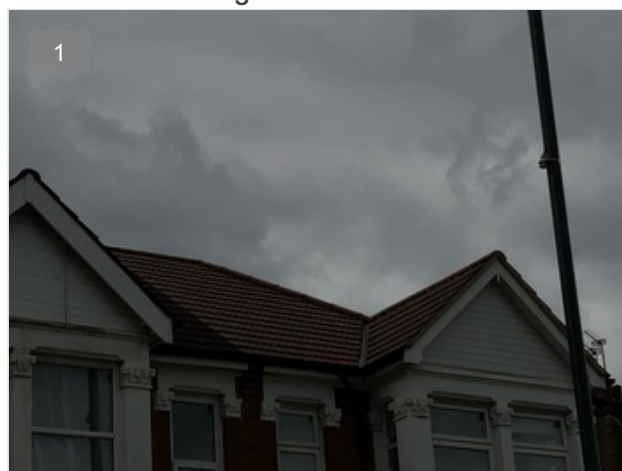
NI



It was unclear if the chimney stacks were present as they could not be viewed from the ground. Although it is possible that the stacks are present, but have been reduced in height.

NI

### D2 Roof coverings



11/06/2024 13:02 (BST)

The main roof is a conventional hipped style and is covered with tiles. The roof condition is consistent with its age and type. The roof appeared flat, and the covering is recent. No evidence of slipped, broken, or missing tiles was viewed. Condition rating 1. No repair is required. The property must be maintained in the normal way.

1

A double-storey bay element has been included at the front. The roof is a conventional pitched style and is covered with tiles. There is a sloping valley gutter at the junction of the roofs above the bay section, and this is lined with lead. The valley appeared clear of debris and moss growth. No evidence of slipped, broken or missing tiles was viewed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

## Full details of elements inspected

### D3 Rainwater pipes and gutters



11/06/2024 13:05 (BST)

Gutters and downpipes are of uPVC material with no evidence of leaking joints or obvious signs of overflowing noted. They appeared intact but it was not raining at the time of inspection. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

### D4 Main walls



11/06/2024 13:17 (BST)

The main walls of the original building are of solid brickwork approximately 225 mm thick which is typical construction for the period. The elevations are finished with facing brickwork. The external parts are in a reasonable condition consistent with their age. No significant structural cracking was noted, although the brickwork around the rear door entrance is poor. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

2

Parts of the brickwork above the patio doors reflect hairline diagonal/stepped cracks. The cracks appear historic and may relate to minor movement. This is not a significant concern. Inside the property will be viewed to determine if the cracks require attention soon. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The damp proof course cannot be seen clearly, however, in properties of this age it is likely to be of slate or similar material. Also, refer to the internal walls and partitions section. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Also, refer to the inside walls sections.

## Full details of elements inspected

### D5 Windows



11/06/2024 13:08 (BST)

The windows are of a replacement, uPVC variety with double glazing which is relatively modern however are tired and begrimed requiring cleaning down and servicing. These appear to be in serviceable condition with no breaking down of the double-glazed units noted. However, it should be appreciated that the quality of uPVC double glazing varies enormously. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

Replacement windows have to conform to modern standards and it is necessary to obtain building regulation approval from the local authority or user contractor registered with FENSA.

### D6 Outside doors (including patio doors)



11/06/2024 13:18 (BST)

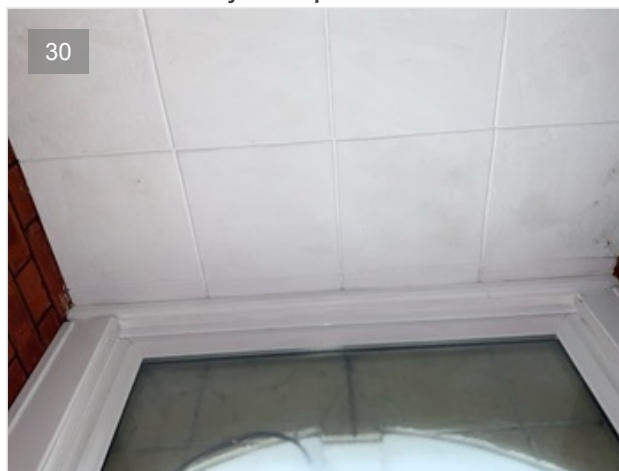
The doors are replacement uPVC variety with double glazing. The doors appears fully functional and no excessive difficulties were experienced or defects noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

The rear door was not accessible

## Full details of elements inspected

### D7 Conservatory and porches



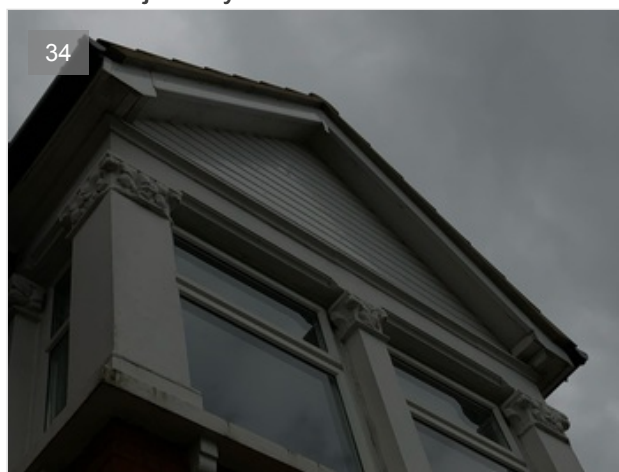
11/06/2024 13:10 (BST)

The porch is an integrated arrangement at the entrance. The walls are finished brickwork, the ceiling has been covered with polystyrene, and the floor has been carpeted. No cracking or dampness was evident. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

3

Polystyrene tiles are a safety hazard because they are flammable and give off poisonous fumes in a fire. These should be removed now. This may damage the ceiling underneath requiring more extensive repairs. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently.

### D8 Other joinery and finishes



11/06/2024 13:12 (BST)

The external joinery/finishes include fascia and soffit boarding at the eaves, and these are made of uPVC. The surfaces appear reasonably flat and free from damage. These items are in good condition and should be relatively maintenance-free. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

### D9 Other

N/A

# E

Inside the property

## Inside the property

### Limitations on the inspection

The roof space has not been inspected.

Although a condition rating has been allocated to the floor surfaces, the presence of fitted floor coverings restricted an inspection.

Moisture readings were taken except where furniture or other personal items did not permit access.

### E1 Roof structure



NI

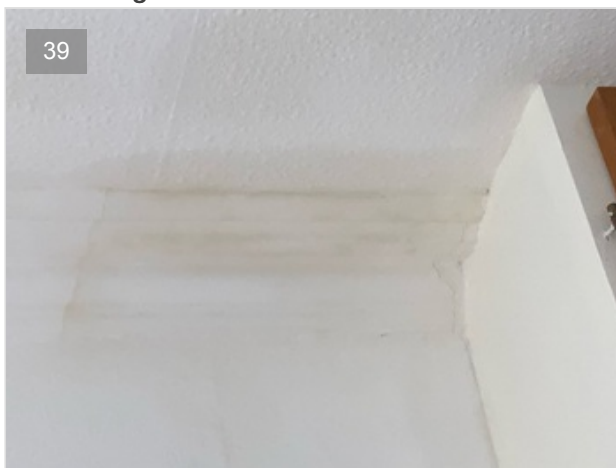


11/06/2024 13:39 (BST)

The loft access has been screwed fixed consequently was not inspected.

NI

### E2 Ceilings



11/06/2024 13:41 (BST)

The ceilings have been covered with a heavy lining textured paper covering. Damp patches were viewed adjacent to the chimney breast at first floor level. Although it's not clear if the chimney stacks have been removed or if the dampness evident is historic. Removing this during redecoration may damage the plaster and you should plan for additional repairs. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently.

3

## Inside the property

### E3 Walls and partitions

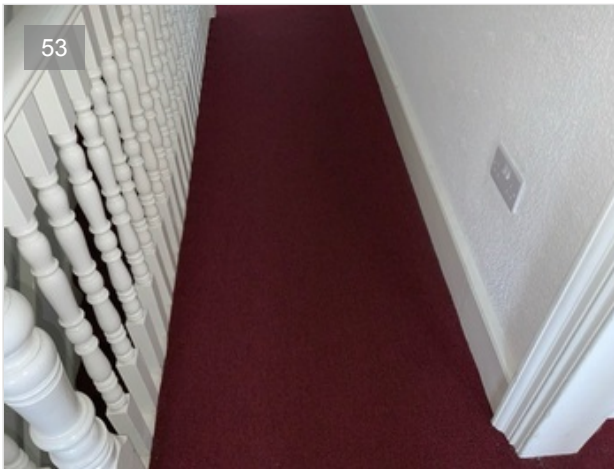


11/06/2024 13:43 (BST)

Internal partition walls are a mixture of solid masonry construction with a plastered finish and timber studwork faced with plasterboard. The wall surfaces are generally vertical with no significant cracks. Although evidence of dampness was viewed adjacent to the chimney breasts as already noted (also refer to the ceilings section). Dampness in the form of condensation was also noted generally primarily within the bedrooms. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently.

3

### E4 Floors



11/06/2024 13:45 (BST)

The floors are estimated to be timber comprising of joists and boards. A few slightly loose floorboards were detected under the fitted carpet on the grd/1st floor. Condition rating 1. No repairs are required. The property should be maintained in the normal way.

Ceramic tiles have been installed on the kitchen, bathroom\shower room\toilet floors. The tiles show no evidence of opening up of grouted joints or splitting of tiles.

1

## Inside the property

### E5 Fireplaces, chimney breasts and flues



11/06/2024 13:46 (BST)

The chimney breast have been closed, but there was no sign of dampness associated with ventilation issues. Although dampness was noted associated with the roof ceiling/walls as stated earlier. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

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



11/06/2024 13:48 (BST)

The bedrooms have been fitted with built-in wardrobes. The fittings are in a serviceable condition consistent with their age and construction. No excessive evidence of wear or damage was viewed, although condensation was viewed at low level. Condition rating 2. A defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.

2

The kitchen is fitted with built-in fittings that have been reasonably maintained and remain functional. It has been fitted with a modest range of wall cupboards and base units incorporating appliances and worktop surfaces. The units may have been at the height fashion at the time of installation but now appear dated. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

## Inside the property

### E7 Woodwork (for example, staircase joinery)



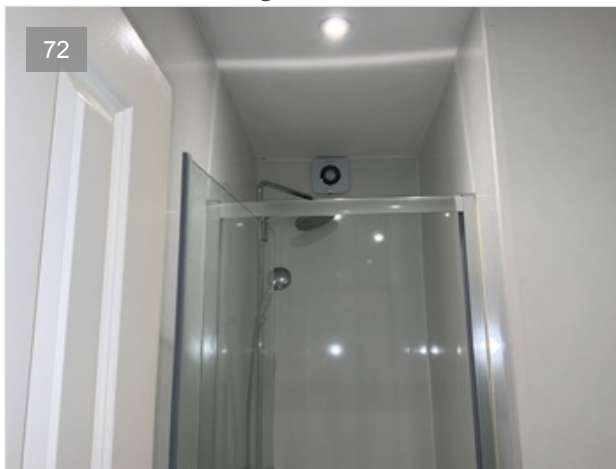
11/06/2024 13:48 (BST)

The internal woodwork comprises a mix of original and renewed timbers. These are both finished with a paint finish. Considering the age of the original timbers they remain at a good standard. The woodwork viewed is in a fair condition with only general wear and tear noted. Condition rating 1. No repairs are required. The property should be maintained in the normal way.

1

The stairs and landing have been covered with a fully fitted carpet and generally felt level and firm underfoot. Various floorboards were noted to creak underfoot.

### E8 Bathroom fittings



11/06/2024 14:00 (BST)

The fittings in the bathroom/shower room/toilet comprise customary items i.e. bath/shower, toilet and wash-hand basin. They appear to have been installed in recent times. No leaks or damage were viewed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

Wall panels have been installed to the walls with no opening up of joints or damage noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Ceramic tiles have been installed to the floors with no opening up of grouted joints or splitting of tiles noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### E9 Other

N/A



## Services

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

## Services

### Limitations on the inspection

The service installations have been inspected visually where possible without causing damage to the structure, or removing protective coverings. Specialist tests have not been applied and conclusive tests can only be undertaken by a suitably qualified engineer.

It was not possible to lift the drainage cover and view the drain as it was damaged.

1 2 3 NI

### F1 Electricity

**Safety warning:** The Electrical Safety Council 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 the Electrical Safety Council.



11/06/2024 14:01 (BST)

The property has a mains electricity supply. The electricity meter is located within an internal enclosure with the consumer unit. The supply is 60A/100A and a standard meter is installed. I saw no evidence that this electrical system has recently been inspected in the form of a test certificate. Condition rating 3. You should ask your legal adviser to request evidence of test certification.

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.



11/06/2024 14:05 (BST)

There is a private gas supply connected to the property. The control valve and meter are located in an external enclosure. The meter is the new arrangement. All gas installations need to be inspected every 12 months and I have seen no evidence that this has been done by a Gas Safe registered engineer. You should ask your legal adviser to request evidence of testing that has been carried out. Although visually there is no evidence of damage to visible pipework, it is important to establish that the installation does not pose a safety risk. Condition rating 3. You should ask your legal adviser to request evidence of test certification.

3

## Services

### F3 Water



11/06/2024 14:11 (BST)

1

### F4 Heating



11/06/2024 13:52 (BST)

A gas-fired boiler is located in the bathroom and provides hot water and central heating via radiators. The central heating system was not in operation at the time of inspection. A Gas Safe or OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. I have not seen evidence that this has been done. Condition rating 3. Heating systems and appliances that have not been checked may be a safety hazard. You should ask your legal adviser to request evidence of test certification.

3

### F5 Water heating



The gas-fired boiler provides hot water to the taps and central heating system. The hot water provided by the boiler is instantaneous, and there is no hot storage tank. The absence of a hot water storage tank will produce a higher running cost. I did not see evidence that the appliance had been recently serviced in the last 12 months. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently. You should ask your legal adviser to request evidence of test certification.

3

## Services

11/06/2024 13:51 (BST)

### F6 Drainage



11/06/2024 13:35 (BST)

Mains drainage is connected. Wastes from the bathroom sanitary fittings are largely concealed within the building. Plastic waste pipework serving the bathroom/kitchen sink and other appliances discharge into an open gully at the rear/side. The drainage in this area is in need of attention as the waste water is discharging onto the walls. There is a single of metal drainage inspection chamber at the rear/side. The inspection drain cover is damaged and it may not have been possible to reinstate if removed. Although there was no evidence of foul waste backing up or discharging issues. The soil stack is made of plastic/cast iron. It is positioned at the rear/side and is remote from window openings. The soil and vent pipe has no evidence of leaking joints. Condition rating 1. No repair is required. The property should be maintained in the normal way.

1

### F7 Common services

N/A

# G

**Grounds**

**(including shared areas for flats)**

## Grounds (including shared areas for flats)

### Limitations on the inspection

Due to the occupant's high quantity of personal belongings, a detailed inspection of the outbuilding could not be carried out.

Although a condition rating has been allocated to the outbuilding/shed, the back and left elevations were not viewed due to access restrictions.

### G1 Garage

1 2 3 NI

N/A

### G2 Permanent outbuildings and other structures



11/06/2024 13:23 (BST)

The outbuilding(s) comprising a timber/sheeting structures located at the rear. The roof is finished with corrugated roofing sheeting. The buildings appear poor condition and it would be more economical to demolish and rebuild opposed to considering repairs. Condition rating 2. A defect needs repairing or replacement but is not considered to be

The roof covering may contain small amounts of asbestos fibres and if disturbed, it could be a safety hazard. If the roof needs repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

### G3 Other



11/06/2024 13:21 (BST)

The property occupies grounds to the front and rear. The front has a shallow rectangular shape, is finished with lawn/paving, and provides a garden area. The boundaries are clearly defined and made of brick/timber, most of which is in reasonable condition. Condition 1. No repair is currently required. The property must be maintained in the normal way.

The rear garden is a deep rectangular shape. This comprises a lawn with a paved patio. The boundaries are clearly defined principally of timber/plastic wiring fencing, most of which is in reasonably good condition. The perimeter is populated with a range of plants, shrubs and trees that appear to be maintained. None of the plants viewed seemed to be the significant invasive type. Condition 1. No repair is currently required. The property must be maintained in the normal way.

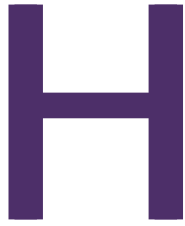
# G

## Grounds (including shared areas for flats)

The footpath/patio is made of concrete slabs. It's in poor condition comprising a number of undulations/uneven and major cracks. In several areas significant trip hazards have been created. Although they were stable underfoot at the time of inspection. Condition rating 2. A defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.

The garden of the property contains a number of large trees that are close to the house. The property is built on soil that can become unstable when affected by tree roots. The resulting impact could be subsidence or damaged drainage. Although no impact of the trees was viewed at the time of inspection.

Your legal adviser should establish your ownership of the boundaries and liability for maintenance by reference to the deeds.



## 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

You should ask your legal adviser to confirm whether the extension/refurbishment has received building regulations approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

You should ask your legal adviser to confirm whether the chimney stack removal has received planning permission/building regulations approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

You should ask your legal adviser to confirm your responsibility for the boundaries and which ones fall for your attention and advise on the implications.

## H2 Guarantees

As part of the marketing and sales process, current regulations require the provision of Energy Performance Certificates (EPC). You should ask your legal adviser for an EPC as part of the transaction. An EPC is required whenever a property is built, sold or rented. The seller must order an EPC for potential buyers and tenants before they market the property to sell or rent.

You should ask your legal adviser to confirm whether the replacement windows and replacement doors have been certified. The property should have received Building Regulation approval or FENSA certification.

You should ask your legal adviser to confirm whether the electric certificates have been received for the electrical works carried out as part of the renovation. NICEIC certification should be provided for all electrical installations carried out in the UK.

You should ask your legal adviser to request evidence that the gas installation has been certified by a Gas Safe registered engineer.

## H3 Other Matters

N/A



## Risks

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

# Risks

## I1 Risks to the building

C Local Environment: the presence of shrinkable London clay sub-soil may produce subsidence.  
 D.1 Chimney Stack: dampness  
 D.4 Main Walls: dampness /and cracking.  
 E.2 Ceiling: dampness  
 E.3 Walls and partitions: dampness .  
 E.5 Fireplaces, chimney breasts and flues: dampness.

## I2 Risks to the grounds

C Local Environment: high geology risk/low risk of flooding.

## I3 Risks to people

F.1 Electricity: no test certificate.  
 F.2 Gas/oil: no test certificate.  
 F.4 Heating: no test certificate.  
 F.5 Hot water: no test certification  
 Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.  
 Outbuilding: asbestos  
 G.3 Grounds: paving uneven/cracked glazing

## I4 Other risks or hazards

N/A

J

Surveyor's declaration

## Surveyor's declaration

Surveyor's RICS number

0850121

Qualifications

BSc (Hons) MRICS

Company

KEYS Consulting Ltd

Address

c/o GP Accountancy and Taxation Solutions Ltd, 77 Butler Road, Harrow HA1 4DS

Phone number

020 8050 5873

Fax

Email

gladston@keys-consulting.co.uk

Website

<http://keys-consulting.co.uk/>

Property address

Client's name

Date this report was produced

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

Signature



# K

What to do now

# K

## 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 (survey only) service and terms of engagement



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

### The service

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

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

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

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

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

### The inspection

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

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

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

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

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

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



## 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.
- **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 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 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. In particular, once we have provided you with our report, you will lose your right to cancel during the 14-day 'cooling off' period provided by the Regulations.

**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

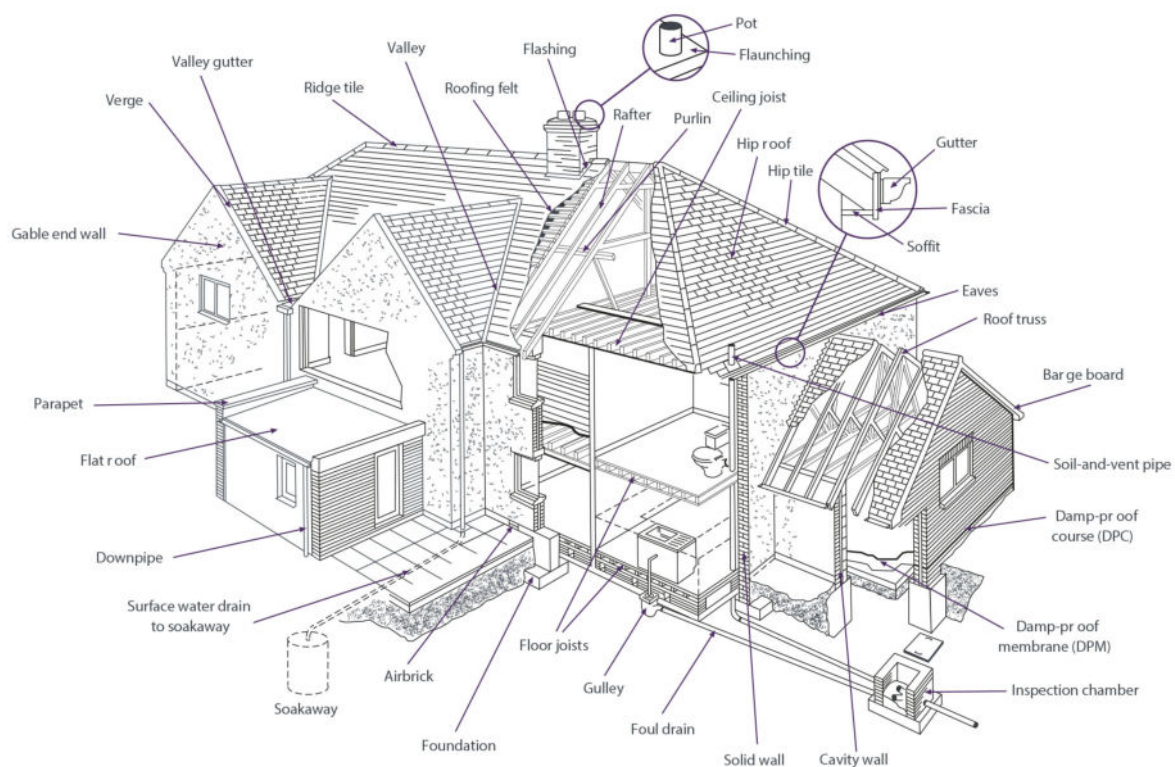
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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

## 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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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.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

## Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

### Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

### Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

### Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear them as necessary. Keep gullies free from debris.

### Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.