



KEYS CONSULTING LTD



LEVEL 3

# Your survey report

Property address

Client's name

Consultation date  
09/08/2023

Inspection date  
24/08/2023

Surveyor's RICS number  
0850121

3

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# A

## About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



## About the inspection and report

As agreed, this report will contain the following:

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

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.



#### 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

24/08/2023

### Report reference number

KEYS01070

### 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 wet, overcast and mild (20 Celsius), following a period of 4 hours the weather over the preceding period dried out and warmed up.

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

The property was fully furnished and occupied at the time of the inspection. Fitted floor coverings were laid throughout most of the accommodation.

# B

## Overall Opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

### 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.



# Summary of condition ratings

## Overall opinion of property

I am pleased to advise you that in my opinion, this property is, on the whole, a reasonable proposition for purchase at a price of £1,200,000. I found no evidence of any significant problems, and I cannot foresee any special difficulties arising on resale in normal market conditions.



# 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
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### 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)
E7	Woodwork (for example, staircase joinery)	The first-floor right hand bedroom doors are catching generally. This could be a coincidence or evidence of minor movement The pocket doors should be re-glazed using laminated or toughened glass, or as a minimum, an adhesive safety film is fixed to the panes for added safety.
F2	Gas/oil	The gas systems has not been inspected recently and the prior inspection appears to only relate to the boiler installation
F4	Heating	As part of the boiler inspection every 12 months, the underfloor heating should also be checked.
F5	Water heating	Components, connected to the storage cylinder, reflect a buildup of carbon deposits, indicating that no maintenance has been carried out recently.
G3	Other	Your legal advisor should confirm the potential encroachment aspect of the right hand boundary and associated risk.

## Condition ratings

2

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

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	The weatherproofing between the flat roof coverings adjacent to the main building walls at the rear (called a flashing) is finished with a flash band. This is a tape product used as a temporary repair but is coming away at the right and left-hand corners.
D3	Rainwater pipes and gutters	<p>The garage gutters at the right hand is due to the absence of a corner piece.</p> <p>There appears to be a limited number of downpipes serving the roof.</p>
E1	Roof structure	Between the ceiling, joists of the main roof have not been insulated.
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances )	The room does include an extract fan to remove moisture vapour build up.

## 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)
D4	Main walls	
D5	Windows	
D6	Outside doors (including patio doors)	
D7	Conservatory and porches	
D8	Other joinery and finishes	
E2	Ceilings	.
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E8	Bathroom fittings	
F1	Electricity	
F3	Water	
F6	Drainage	
G1	Garage	
G2	Permanent outbuildings and other structures	

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)
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### Summary or repairs and cost guidance

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

Repairs	Cost guidance (optional)
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# B

## Condition ratings

### Further investigations

The right hand boundary appears to reflect a small discrepancy. Although the adjoining land owner is not present and the minor nature of the discrepancy is unlikely to be pursued by the owner. Your legal advisor should advise on the risk of litigation action.



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# 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 detached, 2 storey building with modifications/additions at ground and first floor. A large outbuilding has also been created at the rear.

### Approximate year the property was built

circa 1960

### Approximate year the property was extended

circa 2019

### Approximate year the property was converted

N/A

### Information relevant to flats and maisonettes

N/A

### Construction

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

### Accommodation

N/A



## About the property

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground	0	0	0	0	0	0	0	0
Ground	2	0	0	1	1	1	0	0
First	0	5	4	0	0	0	0	0
Second	0	0	0	0	0	0	0	0
Third	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Roof space	0	0	0	0	0	0	0	0

### Means of escape

The size and height of the opening lights to all upper floor windows, as well as access routes from all rooms, would provide reasonable means of escape.



## Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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

### Energy efficiency rating

Currently C73 but B82 potential.

### Issues relating to the energy efficiency rating

The energy efficiency rating is above the average rating of D60. The main factors affecting the rating are the very good assessments associated with the addition of insulation in the solid walls/roof and the inclusion of low energy lighting.

### Mains services

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

<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Drainage
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### Central heating

<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Solid fuel	<input type="checkbox"/> Oil	<input type="checkbox"/> None
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### 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 with a driveway/limited garden.

There are various different trees and shrubs encompassing the property which will require continuous pruning and management to keep them from expanding in size. Trees/shrubs can frequently cause damage to building services, such as grounds, drainage installations, and foundations.

### 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 within 1 mile and Carpenders station is within 1 mile.

### Local environment

The Environmental Agency's, Flood Map website indicates that the property is situated in an area likely to flood.

The UK Health Security Agency's, map of radon website indicates that the maximum radon level in the area is below 1%.

The UK Geological of Britain website indicates that the subsoil in the locality is of LONDON CLAY FORMATION – clay, silt, and sand sedimentary/bedrock. This type of geology comprises shrinkable clay sub-soils that could affect the stability of the foundations in certain conditions. However, only a trial hole will establish the actual subsoil within the gardens.

It's recommended that trees and tall-growing shrubs are not planted close to the property due to the increased risk of damage to the foundations and below ground drainage system.

No contamination investigations have been carried out. Only specific investigations can establish whether contamination is present and this should be arranged by a specialist consultant.

It's recommended you satisfy yourselves as to the content of the environmental report obtained by your legal advisor as part of their standard pre-contract enquiries.



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# 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 right hand roof/elevation as they could not be viewed due to access restrictions.

Although a condition has been allocated to the roof, the lantern could not be viewed from the ground

### D1 Chimney stacks

1 2 3 NI

N/A

### D2 Roof coverings



24/08/2023 09:34 (BST)

The main roofs are conventional pitched/hipped modified style and are covered with tiles. It is normal for properties of this age and type not to have roofing felt. Without this, water may get into the roof space, especially during windy weather. Also, refer to inside the property roof structure for more details. The ridge-line is straight and the roof surface is reasonably flat. The bedding mortar to the ridge tiles appears in reasonable condition with the tiles firmly bedded into position. The roof covering is in a serviceable condition with no significant slippage or deterioration of the tiles noted. Condition rating 1. No repair is required. The property must be maintained in the normal way.

The verge pointing at the left and right-hand gable is in good condition with no significant areas of missing mortar noted. The verge condition is consistent with its age and type. The tile under the cloak has been formed in slate/fibrous board with no significant damage noted. Condition rating 1. No repair is required. The property must be maintained in the normal way.


The right-hand roof has a flat top roof estimated to be an Ethylene Propylene Diene Monomer (EPDM), it also includes double glazed skylight(s). It appears to be intact maintaining a waterproof seal, however, at the time of the inspection. No external cracks or scratches damage was viewed from the ground. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The rear includes a small hipped roof covered

## Full details of elements inspected

	<p>with tiles. The hip-lines are straight and the roof surface is reasonably flat. The bedding mortar to the ridge tiles appears in reasonable condition with the tiles firmly bedded into position. The roof covering is in a serviceable condition with no significant slippage or deterioration of the tiles noted. Condition rating 1. No repair is required. The property must be maintained in the normal way.</p> <p>The weatherproofing between the flat roof coverings adjacent to the main building walls at the rear (called a flashing) is finished with a flash band. This is a tape product used as a temporary measure to repair water ingress. However, this is coming away at the right and left hand. 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.</p> <p>Also, refer to the inside the property ceilings section.</p> <p>Also, refer to the porch section</p>
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### D3 Rainwater pipes and gutters

 <p>24/08/2023 09:20 (BST)</p>	<p>The gutters and downpipes are made of uPVC material. This material tends to be dent and corrosion-resistant but can become brittle with age. It was not raining at the time of the inspection, consequently, it was not possible to confirm if the gutter joints were completely watertight. However, there was no significant staining on the walls adjacent to the downpipes or staining around the joints to suggest that there were leaks. Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should be periodically inspected and kept clear of blockage as leakage/overflow can cause damage to the external fabric and may result in damp problems. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.</p> <p>The garage gutters at the right hand are due to the absence of a corner piece. Condition rating 2, You should repair this soon. The defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.</p>
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2

# D

## Full details of elements inspected

There appears to be a limited number of downpipes serving the roof. Consequently, surface water on all other elevations has to travel a distance to disperse rainfall. The gutter system is likely to overload in heavy rainfall and it may not function efficiently. The number of downpipes you need will depend on the size of your roof and your chosen style of guttering. This is because larger roofs require bigger volumes of water to be diverted away from them during periods of rainfall. Also, the various styles of guttering that are available have different flow rates. The flow rate is the number of litres of water that they're able to divert per second. However, as a rule of thumb, 1 number downpipe should be allowed per elevation. Condition rating 2. The defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.

Also, refer to the porch section

### D4 Main walls



24/08/2023 08:58 (BST)

The main building is of cavity construction (two masonry skins with a gap between) approximately 275 mm thick with render finish. Cavity walls are superior to traditional solid wall construction in that they have a higher insulation value giving rise to comparatively lower heat loss. Cavity walls are also less prone to penetrating dampness due to the gap in the cavity arrangement. The render does not appear to have any significant structural cracking or deformations noted. It's in good condition consistent with its age and generally well pointed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The mortar between the brickwork is called pointing and for buildings of this age, it will be made of cement mortar. Cement mortar has good durable qualities but is not as flexible as traditional lime mortar. The pointing is becoming a little weathered in places and a small number of gaps a present. Localised repointing will be needed in the longer term.

The damp proof course (DPC) cannot be seen, however in properties of this age, it is likely to be of uPVC. This product does not experience fracture damage as the traditional slate DPC. Condition rating 1. No repair is currently needed. The property must be maintained in the normal

1

## Full details of elements inspected

way.

### D5 Windows



24/08/2023 09:03 (BST)

The windows are of a replacement, uPVC variety with double glazing. Replacement windows provided improved energy performance, safety, and ventilation. Further, in the long term, uPVC windows can suffer from discolouring and brittleness due to UV rays. The windows viewed appeared in good condition. However, it should be appreciated that the quality of double glazing varies enormously and failure of the double glazing commonly occurs after a number of years this deterioration can result in condensation forming between the double-glazed panes. If this happens they should be replaced, their life is generally 15 to 20 years. Condensation within failed units may come and go depending on the temperature and the weather. Further, the quality of the seals around the edges of the glass can vary in quality particularly. Eventually, these seals tend to deteriorate resulting in misting and the need for repair or replacement. Although no signs of failure were viewed at the time of our visit. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

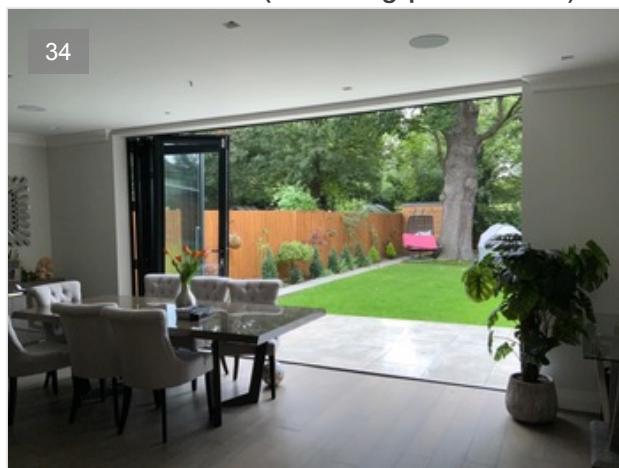
Although the utility room has got metal double glazed units. The windows appear in reasonable condition and function satisfactorily. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

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. This is a government approved trade association whose members can self-certify that their installations meet the standards of the Building Regulations. The windows appear to have been replaced post-2002, therefore we would advise that your legal advisor obtains all the necessary FENSA or Building Regulations certificates in respect of these.



## Full details of elements inspected

### D6 Outside doors (including patio doors)



24/08/2023 09:40 (BST)

Doors are openable barriers at the entrance to buildings. The front door is a replacement timber variety. It swings on hinges and includes furniture or ironmongery that allows them to open, close, latch, and lock all of which appeared acceptable. Draft seals are commonly installed to reduce heat loss and were present. The door is incorporated within a timber frame that includes a metal weather in the sill. The door and frame viewed is to a good serviceable standard. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

At the rear elevation, bi-fold replacement metal doors are installed incorporating double glazed units. These types of doors can stick if the track is not level or free of debris. The doors viewed are heavy and difficulties were experienced opening or closing the doors, albeit not excessive. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### D7 Conservatory and porches



24/08/2023 09:12 (BST)

The porch is in a canopy arrangement and the roof is hipped and covered with tiles. The framing is made of timber in a suspended arrangement. There is a plastic gutter to disperse rainfall, although the downpipe is remote. It appears to be in a good condition with no evidence of rot or decay. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

## Full details of elements inspected

### D8 Other joinery and finishes



24/08/2023 09:13 (BST)

The external joinery/finishes made of uPVC 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

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

A random inspection of the bedroom wardrobes and kitchen units has been carried out, focusing on any obviously damaged fittings.

### E1 Roof structure

1 2 3 NI



24/08/2023 09:45 (BST)

Access to the roof space is via a hatch in the hallway. The roof is of a conventional timber frame comprising rafters, purlins, and ceiling joists. The roof timbers appear to be of adequate dimensions and are without significant distortion. The roof slopes are lined with roofing felt and this will add a second level of waterproofing in the event that any tiles slip or the wind lifts them. No significant rips or tears were noted in the felt. Between the ceiling, joists have not been insulated. This will result in lower internal temperatures and higher heating costs through the main roof. 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.

No dampness or water ingress was viewed. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

No significant build-up of condensation within the roof void was noted to suggest that ventilation is not adequate. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### E2 Ceilings

## Inside the property



24/08/2023 09:52 (BST)

The ceilings are plasterboard as part of the extension/refurbishment works. Ceiling surfaces have a smooth skim plaster finish and emulsion paint finish and are generally level and without serious defects. Ceilings of plasterboard can crack at the joints between the boards if not tapped/jointed and small areas of plaster can be dislodged by the nail fixings. Hairline cracks were noted in the following locations,

- Rear right-hand bedroom the wall and ceiling adjacent to the ensuite,
- Rear left-hand bedroom crack above the right hand of the window
- Front right-hand bedroom perpendicular crack above the entrance. Also watermarks evidence

Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The ceiling within the front right-hand bedroom reflects watermarks around the entrance. This appears to be adjacent to the heating systems in the roof space suggesting there has been a leak in the past. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

A lantern is included within the hallway first floor ceilings. There was no evidence of leaks or condensation at the time of inspection. Condensation is influenced by internal and external temperature differences and time of day. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### E3 Walls and partitions

## Inside the property



24/08/2023 09:58 (BST)

Internal partition walls are a mixture of solid masonry construction with a plastered finish and timber studwork faced with plasterboard finished with a plaster skim coat. The utility room's external walls are made of stud work and run along the perimeter of the boundary. The wall surfaces are generally vertical with no significant cracking or dampness noted and conditions are reasonable. Hairline cracks were noted in the following locations,

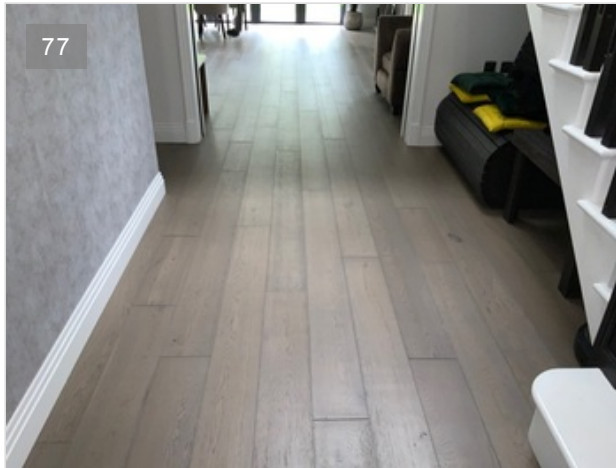
- Rear right-hand bedroom has a small diagonal crack beneath the right hand corner of the window
- Rear right hand bedroom horizontal cracking adjacent to the ensuite at the junction of the wall and ceiling
- Front right hand bedroom vertical crack to the right hand of the window
- First floor hallway, various cracks around the area of the staircase landing

Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The original partition walls have been removed on the ground floor to create a through the lounge/dining room. It is assumed that adequate support has been provided in the form of a steel beam to carry the weight of the first floor however your legal adviser will need to confirm that the necessary local authority consents were obtained for this alteration. Although no cracks or excessive deflection was viewed to suggest there were any issues.

### E4 Floors

## Inside the property



24/08/2023 10:23 (BST)

The floors are a combination of solid and timber construction (their actual formation is not known). The solid is on the ground floor and timber is on the 1st floor.

1

The solid floors are assumed to include a barrier against dampness from the ground (called a damp-proof membrane or DPM), in accordance with current standards. The absence of this provision will make the floor vulnerable to dampness. The presence of fitted coverings prevented moisture meter tests. Although no dampness was viewed to imply that there is a problem. The ground floor has been covered with laminated boards, which cover a large unobstructed area, however, the floor felt level and firm underfoot. Condition rating 1. No repairs are required. The property should be maintained in the normal way.

The timber floor(s) comprising of joists and boards. A few slightly loose floorboards were detected under the fitted carpet on the 1st floor. It may be necessary to lift the carpet in places and re-secure boards to the joists beneath. The boards can either be secured with serrated nails or screws when the carpet finishes are next pulled back. Condition rating 1. No repairs are required. The property should be maintained in the normal way.

The bathroom and ensuite floors have been surfaced with ceramic tiles with no opening up of grouted joints or splitting of tiles noted with the floor feeling level and firm underfoot. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

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 which we would advise are secured down with either serrated nails or screws when the carpet finishes are next pulled back. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### E5 Fireplaces, chimney breasts and flues

## Inside the property

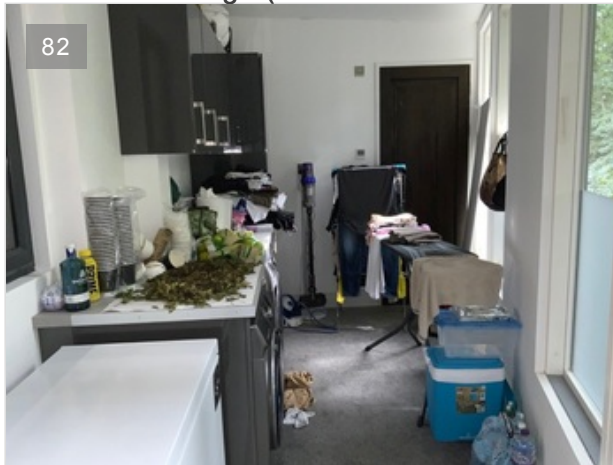


24/08/2023 10:26 (BST)

An electronic fire is located living room. The electric fireplace doesn't use air from the room for combustion, therefore, there is no need for open vents as required by the Building Regulations for gas fires. 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 )



24/08/2023 10:28 (BST)

The bedrooms have been fitted with built-in wardrobes; these have a combination of shelves, drawers, and hanging rails, some doors being mirrors and dressing units are provided in some areas. The installations appear to be modern and comprise of laminate finish. The fittings have been maintained to a high standard and will add to the value of the property. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

2

The kitchen is fitted with a higher than the usual number of built-in fittings that will add to the attractions of the property. It has been refitted in recent years with a range of quality wall cupboards and base units incorporating modern appliances and worktop surfaces. The units and cupboards are fitted with drawers and shelves. The doors/drawers are fitted with soft closers to mitigate load impact noise or damage when closing. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way

Adjacent to the kitchen is comprised of a utility room, consisting of appliances. The room does include an extract fan to remove moisture vapour build up. 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.



## Inside the property

## Inside the property

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



24/08/2023 10:27 (BST)

The internal woodwork has been largely renewed in recent years. New internal doors, skirting, architrave, and window boards have been installed. 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.

3

Along the side of the staircase and around the edge of the landing, vertical pieces of timber (called balusters or spindles) support the handrail. The balusters are spaced and aligned with current standards. The large wooden post (called a newel post) at the top/bottom of the staircase is reasonably secure, together with the handrail. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The internal doors are made of timber comprising of side, hung fixings, and ironmongery. The ground floor living room door is the only exception and comprises double opening timber framed doors incorporating glazing and installed in a pocket arrangement (i.e. concealed doors). Low-level glazing should be kitemarked to BS6262 Part 4 1994, it is glazing below 1500mm in doors and adjacent glass for a width of 300mm, all dimensions are taken from floor level. This condition should be re-glazed using laminated or toughened glass, or as a minimum, an adhesive safety film is fixed to the panes for added safety. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently.

The doors to the first floor right-hand reflect a very small degree of movement. This could be simply poor fitting or evidence of minor settlement but is not evidence of progressive movement at this stage. 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.



## Inside the property

### E8 Bathroom fittings



24/08/2023 10:07 (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. All areas comprise mechanical ventilation to extract moisture and smells, including run-on functions. The latter ensures that the extract system automatically keeps running after the lights are switched off. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. The seals appeared reasonable but must be regularly renewed to avoid seepage or leaks. Shower trays are particularly susceptible to leaks and should be checked more frequently and resealed as necessary.

### E9 Other

N/A

# F

## Services

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

## Services

### Limitations on the inspection

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.

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.



24/08/2023 10:41 (BST)

The property has a mains electricity supply. The electricity meter is located within an internal enclosure, together with the consumer unit. The supply is 100A and a smart meter is installed. The visible wiring appears of the modern type. The electrical installation appears satisfactory with no obvious visual defects but much is hidden from view. I have seen evidence that the electrical system was inspected by a qualified electrician on 08/10/2020 and a NICEIC test certificate has been issued. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

The Consumer Unit or fuse board is the most important electrical safety device on the property. It fulfills two vital functions: 1) Protecting cables (and subsequently appliances) from overload which can cause fire, and 2) Protecting humans from the electric shock caused by earth leakage. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### 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.

## Services



24/08/2023 10:35 (BST)

There is a private gas supply connected to the property. Gas is supplied to a given property via the mains gas supply. A supply pipe is run from the main supply pipe up to the property where it is then connected to the meter. The control valve and meter are located in an internal enclosure. The recording system is the newer-style metric meter arrangement. All gas installations need to be inspected every 12 months and I have not seen evidence that this has been done by a Gas Safe registered engineer. An inspection was carried out in 01/10/2020 and the certificate has been viewed. However, you may wish to arrange another inspection. Although visually there is no evidence of damage to visible pipework or connections the last engineer's inspection was not recent and appears to only relate to the boiler installation. Condition rating 3. The defect is serious and/or needs to be repaired, replaced, or investigated urgently.

3

### F3 Water



24/08/2023 09:48 (BST)

The property has a cold water direct system. A mains water supply is connected and it distributes water all over the house at mains pressure. The incoming water main route is covered and could not be determined. Visible water pipework is of the modern variety. There is no water storage tank in this system. It is fed directly from the rising main which can be inconvenient if the supply is disturbed. However, this situation is now common as direct feedwater systems are installed. A distinct drop in pressure may be experienced when more than one fitting is turned on at the same time. The stopcock was viewed within the roof void. This is the mains water tap off switch and the original lead mains pipe has been replaced with the blue plastic pipe. You should note the stopcock location, especially during winter when pipes can burst due to frost. Also, the location is not ideal in the event of an emergency because it cannot be accessed swiftly. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

1

The Water suppliers' statutory service standard level of mains water pressure

is 10 metres/head (or one bar) and their blue pipe should be in the region of 22 mm. This should provide reasonable pressure in the property if similar 22 mm pipes are installed throughout. Random manual water pressure tests indicated that reasonable water pressure is provided at the ground and first floors. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

#### F4 Heating



119

24/08/2023 10:40 (BST)

The property comprises an underfloor heating system across the ground and first floors and involves the installation of pipes into the floor. The floor, in essence, becomes the entire radiator, heating the room. It warms the room from the ground up and offers improved comfort levels as well as less demand on your boiler than a traditional radiator system. This is due to underfloor heating having a lower operating temperature (around 40°C) than a radiator system, which normally operates at around 65°C. Service information should be requested to ensure that it has been maintained on a regular basis. You should ask your legal advisor to request evidence of regular maintenance. Condition rating 3. The defect is serious and/or needs to be repaired, replaced, or investigated urgently.

3

Underfloor heating systems are popular, however, do not give the same degree of temperature control to individual rooms as a traditional radiator system. An underfloor system is designed to remain on permanently during cold months, operating at a lower water temperature than a conventional radiator system. It will be important that the system is correctly balanced following installation, preferably by the installing contractor.

The underfloor heating wet systems comprise a manifold system that distributes warm water to each zone. Water from the boiler is sent to the manifold which acts as the heart of your heating system. The manifold regulates the temperature before pumping the water

# F

## Services

through different loops corresponding to the different zones in your home. Once the warm water is circulating around the underfloor heating system this will begin to heat up the room. The manifold controls the flow and return of the water and can contain a varying number of loops depending on the number of zones and size of your underfloor heating system. As part of the boiler inspection every 12 months, the underfloor heating should also be checked. I have not seen evidence that the system has been inspected or maintained in the last 12 months.



## Services

### F5 Water heating



24/08/2023 09:48 (BST)

The gas-fired boiler provides hot water to the taps and central heating system. The hot water provided by the boiler is instantaneous and a hot storage cylinder is located in the roof space. The hot water is stored in an unvented hot water storage cylinder. These are mains fed hot water tanks with an inner coil but no open vent pipe. Instead, an expansion vessel allows heated water to expand. Unvented hot water cylinders are steel in order to withstand the increased pressure placed upon them. The cylinder will make the heating system more efficient by reducing running costs. This allows for plenty of hot water without the need for constantly running heating, allowing customers to save money on energy bills.

Distribution pipes and fittings are in copper. Corrosion can occur in pipework as a result of electrolytic action, It's recommended the installation is protected by corrosion inhibitors.

Components, connected to the storage cylinder, reflect a build up of carbon deposits, indicating that no maintenance has been carried out recently. 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

### F6 Drainage



The property is connected to the public sewer and the drainage system could not be determined because they are largely concealed within the building or below ground. In older properties, both foul and surface water go into the same pipes while newer properties keep the two in separate pipes. The drainage system would consist of a separate drain for both surface water (for example rainwater, water from yard drains) and foul water (wastewater from WCs, baths, showers sinks, basins, and dishwashers). Condition rating 1. No repair is currently needed. The property must be maintained

1

## Services

24/08/2023 09:17 (BST)

in the normal way.

There is a single of drainage inspection chamber at the front and the cover is made of metal. It was not possible to lift the cover and view the drain. The inspection cover is securely fixed and requires equipment to open it. Although there was no evidence of foul waste backing up, discharging issues, or smells. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Condition rating 2. This should be repaired soon.

Plastic waste pipework serving the bathroom/kitchen sink and other appliances discharges into an open gully at the side. The gully appeared free of debris at the time of the inspection. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Soil pipes are drainage designed to carry human excrement. If a pipe is vertical it is called a stack and if it is horizontal it is called a branch. Waste pipes carry liquid wastes that do not include human excrement. The soil stack is made of plastic and is positioned at the side remote from window openings, thereby avoiding a return path for smells. No evidence of leaking joints was noted. We would advise that a bird guard be installed on the head of the soil pipe in order to prevent the risk of vermin ingress. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

### F7 Common services

N/A



# G

## Grounds

(including shared areas for flats)

## Grounds (including shared areas for flats)

### Limitations on the inspection

Although a condition rating has been allocated to the grounds the inspection of the front area was restricted by a parked vehicle.

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

Although a condition rating has been allocated to the grounds, inspection of the right-hand boundary was limited due to access restrictions.

### G1 Garage

1 2 3 NI



24/08/2023 10:46 (BST)

The garage is positioned to the right and is integrated into the main building. It is constructed of brickwork and includes a flat. The walls have been constructed in a mixture of brick and block with no significant structural cracking noted. The door is a metal lift over variety and was demonstrated to be fully operational.

The external wall at the front left-hand is finished with an artificial stone tile. This creates, an architectural feature with durable construction. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The roof has a small pitch at the front, but the main part is flat and covered with Ethylene Propylene Diene Monomer (EPDM). This is a synthetic rubber that is extremely durable and used across a variety of applications. EPDM is heat and weather resistant with its two main ingredients derived from natural gas and oil, making it an ideal flat roofing material. This type of roof has a life expectancy of up to 45 years. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Also refer to the downpipe and gutter section.

The ceiling is boarded and finished with a plastered skim coat and has no significant cracking noted. The floor is solid concrete but the condition could not be viewed fully. The garage contains lighting and plug outlets, but no tests were carried out on the lighting circuits. Condition rating

1

## Grounds (including shared areas for flats)

	<p>1. No repair is currently needed. The property must be maintained in the normal way.</p> <p>The rear part of the garage appears to overlap the above bedroom. We were unable to confirm that the ceiling provides adequate fire separation between the garage and the habitable room above. Until such time that adequate fire separation can be confirmed, we would advise against storing flammable liquids and motor vehicles within the garage area. Although this condition should have been considered under the building regulations approval. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.</p>
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### G2 Permanent outbuildings and other structures

<p>142</p>  <p>24/08/2023 10:05 (BST)</p>	<p>The outbuilding comprises a timber structure located at the rear. The roof is flat and finished with EPDM. It was not raining at the time of inspection, but no leaks were viewed, although it had rained earlier. The floor is assumed to be made of concrete. The presence of fitted floor coverings restricted the inspection of the floor surfaces. But the floor was firm underfoot and is assumed to be concrete. Windows/doors are of a uPVC/metal variety with double glazing. These appear to be in serviceable condition however it should be appreciated that the quality of double glazing varies enormously. The buildings appear in reasonable serviceable conditions consistent with their age and type of construction. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.</p>
--	--

### G3 Other

## Grounds (including shared areas for flats)



26/08/2023 17:12 (BST)

3

The property occupies grounds to the front and rear in a trapezium shape. The front has a shallow rectangular shape, finished with lawn/resin gravel, and provides a parking/garden area. The resin bonded gravel surfacing has become a popular form of surfacing in recent years. This involves mixing aggregates together with a UV stabilised resin adhesive that is then applied with a hand trowel. The surface gives the appearance of loose gravel but the aggregate is bonded in place. This eliminates maintenance problems associated with loose stone driveways and pathways. Resin bound surfacing is a durable, hard wearing and resilient finish providing a long-lasting maintenance free surface. However, life spans will depend on usage and choices of aggregate. Typical life expectancy is circa 15 years. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

The front boundary appears clearly defined and made of timber most of which is in reasonable condition. Condition 1. No repair is currently required. The property must be maintained in the normal way. Although the right-hand boundary adjacent to the property could not be viewed fully and appears to include a slight discrepancy. The boundary can be viewed in parts from the utility room and this area appears to project slightly beyond the front part. Whereas the land registry plan indicates that the boundary is a straight line from front to back. Your legal advisor should confirm the potential encroachment aspect of the boundary and associated risk. Condition rating 3. The defect is serious and/or needs to be repaired, replaced, or investigated urgently.

The rear garden is a broad generally rectangular shape. This comprises of lawn with a paved patio. The boundaries are clearly defined principally of timber fencing most of which is in reasonably good condition. Condition 1. No repair is currently required. The property must be maintained in the normal way.

The garden of the property contains a number of large trees. The property is built on soil that can become unstable

# G

## Grounds (including shared areas for flats)

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. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

# 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

Planning permission was granted by Three Rivers District Council 15/02/2019 (Ref: 19/0299/FULL). The conditions appear to have been discharged.

Building Regulations certificates have been viewed associated with the gas boiler, electrical installation, and the overall final certificate. The later was issued by Scotts AL Ltd 20/10/2020.

You should ask your legal advisor to confirm the flooding history known or experienced by the sellers at or near the property.

Legal boundary ownerships should be carefully noted on the title deeds and plan and discussed with your legal advisor to ascertain potential maintenance liability. All present boundaries were generally well defined; however, the Land Registry title plan should be checked carefully.

It's recommended you satisfy yourselves as to the content of the environmental report obtained by your legal advisor as part of their standard pre-contract enquiries, this is considered particularly important due to the nearby non-conforming uses. We will be happy to discuss any particular aspects.

We are unaware of any contamination on or adjacent to this property that might affect the use or value but it is beyond the scope of this report to carry out environmental investigations or a site audit and we have no information other than noted, as to whether there is contaminated land, gases, deleterious or dangerous materials in or on this property or adjacent land. Unless otherwise stated, our report therefore assumes that there are no such matters which could affect the property but, if you require further information about these aspects, a report should be obtained from appropriate specialists or advice obtained from the Local Authority. Bearing in mind the nearby non-conforming land uses we recommend as a minimum you satisfy yourself on replies to your legal advisors' environmental assessment report.

## H2 Guarantees

Energy Performance Certificates (EPC) has been viewed.

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 request evidence that the gas installation has been certified by a Gas Safe registered engineer.

You should ask your legal adviser to confirm whether the underfloor heating system has been maintained on a regular basis and is covered by a guarantee or warranty.

## H3 Other Matters

N/A



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## Risks

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



# Risks

## I1 Risks to the building

The property is considered to be reasonably sound based on the inspection view externally, with no significant structural or foundation defect. Our internal inspection of the property, revealed no evidence of any significant distortion or cracking to indicate any major defects in the internal wall and floor constructions. The property is in a structurally acceptable condition as significant movement will be necessary before any remedial action is required. Yet, it is not possible to speculate on the potential future movement.

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are trees in close proximity to the building that should be monitored and, if necessary, controlled in due course. Both young and old trees withstand quite heavy pruning or crown reduction.

We have not undertaken a detailed investigation into the potential for Fungal Decay, however, at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay. Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20%, this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores that give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking. Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause intrusive works to be carried out. Woodworm is much more active during the warmer months. Generally, they'll begin to emerge from the timber during April. However, this does depend on the temperature, so it can be slightly earlier or later. Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in the weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timber structural integrity has been compromised by the attack, replacement may be the only solution.

## I2 Risks to the grounds

The British Geological Survey map indicates that the postcode region WD19 5BH is based on clay, silt and sand geology, see attachment 1. Clay and silt are 'cohesive' soils, meaning the volume varies depending on the moisture content – these soils expand when moist or wet, and shrink when dry. Properties built on clay are particularly at risk of being affected by subsidence in long, dry summers as trees and shrubs suck moisture from the soil, which results in buildings starting to move laterally on their foundations. This is a result, of the clay soil bearing capacity being low in dry conditions.

Radon is a radioactive natural gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in properties where the annual average is at or above 200 becquerels per

# Risks

cubic metre (200 Bq m<sup>-3</sup>). This level is termed the Action Level. Public Health England defines radon Affected Areas as those with a 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m<sup>-3</sup>. The property is located in a zone with a maximum radon potential of less than 1%. See attachment 2.

A detailed investigation into the potential for flooding of the land on which the property lies has not been undertaken. However, we have consulted the website at <https://flood-map-for-planning.service.gov.uk/> built by the UK Government's Environment Agency and their information regarding the likelihood of flooding indicates that the WD19 5BH area is in flood zone 3 and is/not at risk from flooding. See attachment 3.

We have no knowledge of any contamination in this location but suggest that your legal advisor request the history of flooding experienced by the seller.

## I3 Risks to people

No hazardous materials in the form of asbestos or similar materials were readily identified in the property from our restricted inspection, any asbestos containing materials (ACM) should have been removed. However, no absolute guarantee can be given that none exist, they could be in flues, ducts, above concealed ceiling areas, or old floor coverings, etc., and therefore not visible. If you want absolute assurance that asbestos is not present then you should engage a licensed asbestos contractor to inspect the property and provide you with a report and cost estimates: this should cover the interior and exterior of the building, outbuildings and the site.

Internal doors comprise glazed panels at low level. This is a safety hazard for those who fall against them. This should be made safe now with the installation of safety glass or replaced with alternative panels.

## I4 Other risks or hazards

N/A

# J

## Energy Matters

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

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

# J

## Energy matters

### J1 Insulation

Wall Cavity wall, as built, partial insulation - Average  
Wall Cavity brick - as-built, insulated - Very good  
Roof - Pitched, limited insulated at rafters - Poor  
Roof - Pitched, insulated (assumed)  
Window - Fully double glazed - Good

### J2 Heating

Main heating - Boiler and radiators, mains gas - Good  
Main heating control - Programmer and room thermostat - Average  
Hot water - From main system - Good

### J3 Lighting

Lighting - Low energy lighting in all fixed outlets - Very Good

### J4 Ventilation

N/A

### J5 General

Energy performance certificates (EPCs), set out the energy efficiency rating of buildings. They are required when buildings are built, sold, or rented if they have a roof and walls and use energy to condition an indoor climate.

The average energy rating for properties in the UK is D60. The current EPC is C73, but the property has the potential of achieving B82. The works associated with increasing the energy rating relate to further wall insulation, together with upgrading the heating controls and solar photovoltaic panels etc.

The current EPC expires 06/06/2033

# K

## Surveyor's declaration



## Surveyor's declaration

Surveyor's RICS number

0850121

Qualifications

BSc (Hons) MRICS

Company

KEYS Consulting Ltd

Address

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Property address

65, Hangar Ruding, Watford, Hertfordshire, WD19 5BH

Client's name

Neil Morjaria

Date this report was produced

26/08/2023

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

Signature



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## What to do now



## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their 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.





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# M

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



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

## The service

The RICS Home Survey – Level 3 service includes:

- a 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 3 service aims to:

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

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

## The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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



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

### Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

### Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are 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 and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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 3 service and terms of engagement

### Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

### Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.



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

### Energy

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

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

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

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

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

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

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

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

**4 Terms of payment** – You agree to pay 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 3 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.

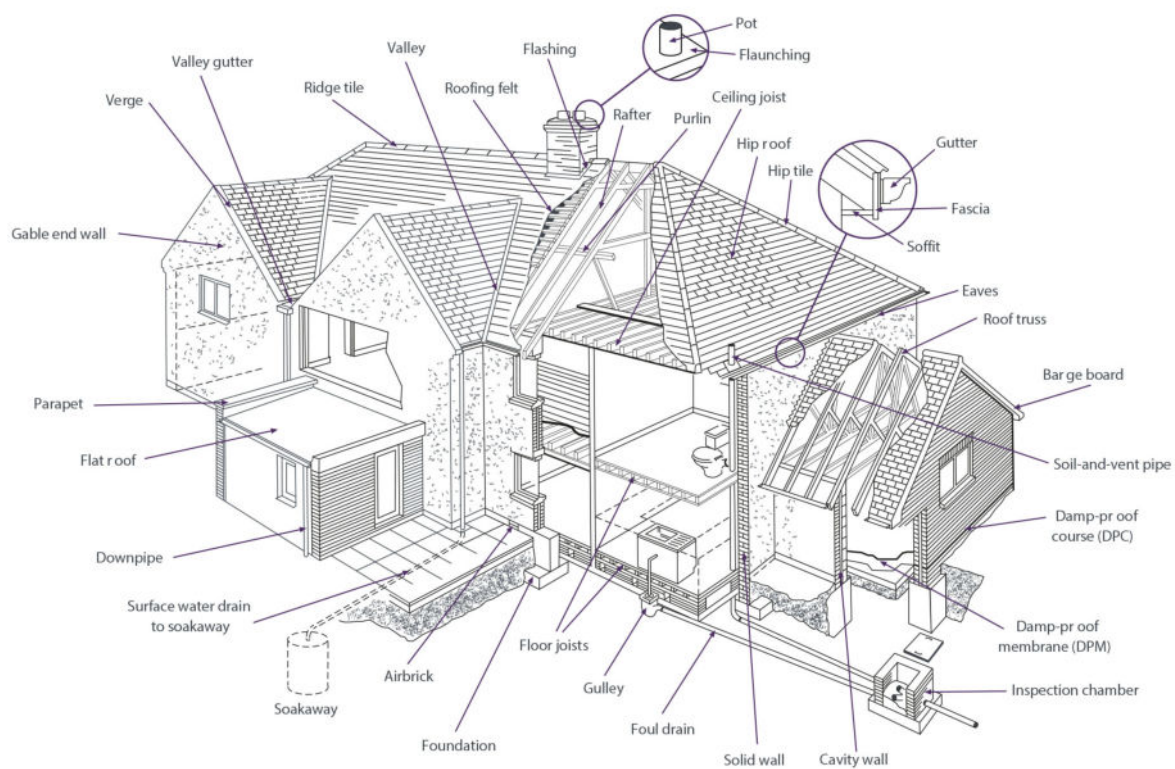
# N

## 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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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 these 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.

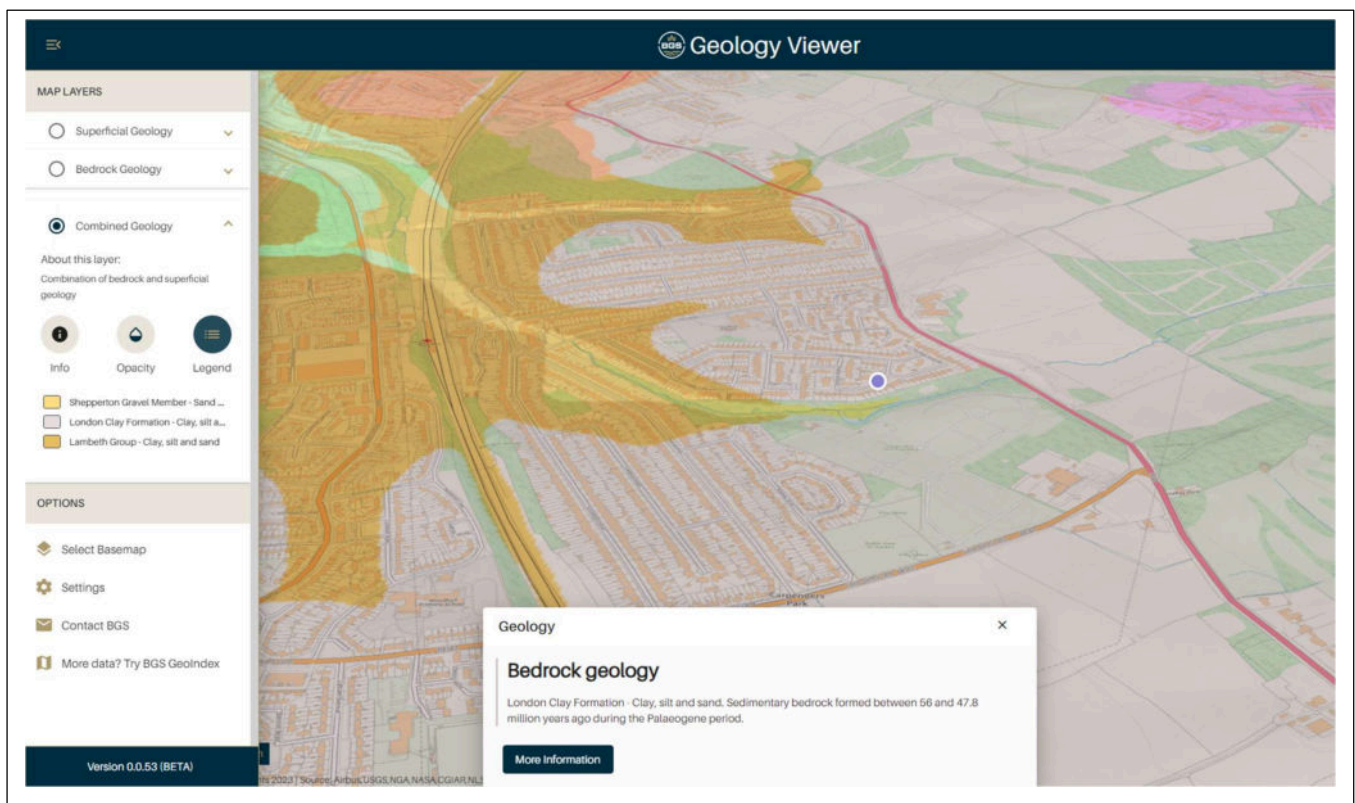
# Attachments

1. Geology Map

2. Radon Map

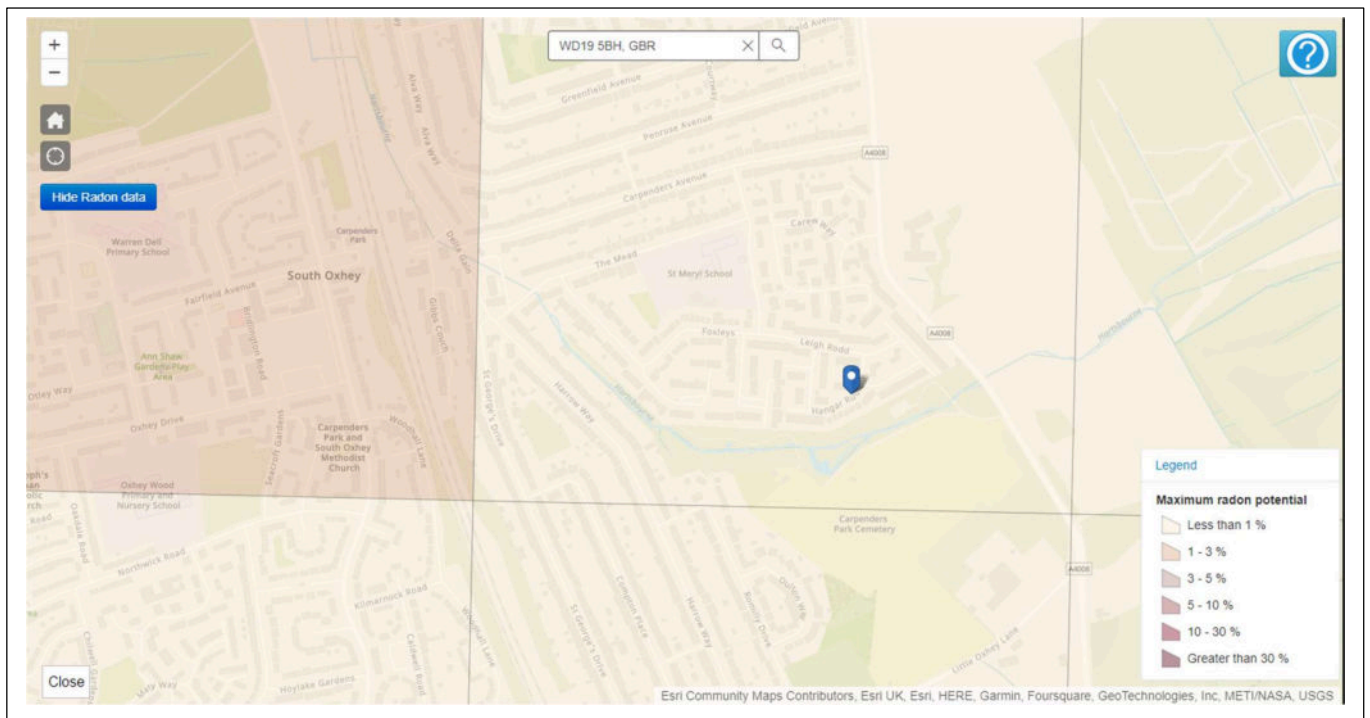
3. Flooding Map

# Attachment 1 – Geology Map



The British Geological Survey map indicates that the postcode region WD19 5BH is based on clay, silt and sand geology. Clay and silt are 'cohesive' soils, meaning the volume varies depending on the moisture content – these soils expand when moist or wet, and shrink when dry. Properties built on clay are particularly at risk of being affected by subsidence in long, dry summers as trees and shrubs suck moisture from the soil, which results in buildings starting to move laterally on their foundations. This is a result, of the clay soil bearing capacity being low in dry conditions.

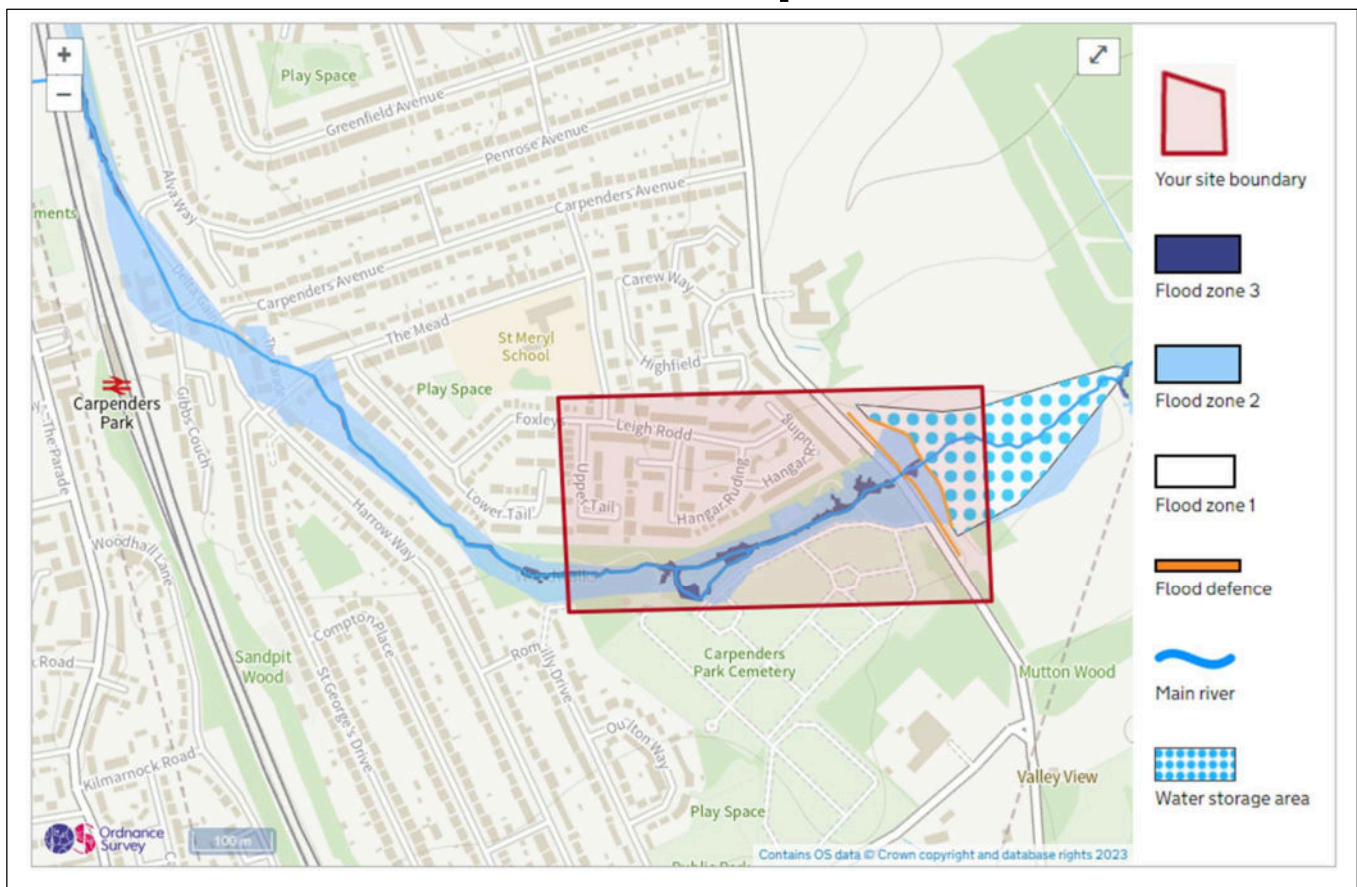
## Attachment 2 – Radon Map



Radon is a radioactive natural gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in properties where the annual average is at or above 200 becquerels per cubic metre (200 Bq m<sup>-3</sup>). This level is termed the Action Level. Public Health England defines radon Affected Areas as those with a 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m<sup>-3</sup>. The property is located in a zone with a maximum radon potential of less than 1%.



## Attachment 3 – Flood Map



A detailed investigation into the potential for flooding of the land on which the property lies has not been undertaken. However, we have consulted the website at <https://flood-map-for-planning.service.gov.uk/> built by the UK Government's Environment Agency and their information regarding the likelihood of flooding indicates that the WD19 5BH area is in flood zone 3 and is/not at risk from flooding.