LEVEL 2

Your survey report

Property address

Client's name

Inspection date

Surveyor's RICS number
1205414

2

Contents

A	About the inspection	3
B	Overall opinion	6
C	About the property	11
D	Outside the property	17
E	Inside the property	26
F	Services	34
G	Grounds	40
H	Issues for your legal advisers	44
I	Risks	47
J	Surveyor's declaration	52
K	What to do now	54
L	Description of the RICS Home Survey – Level 2 service and terms of engagement	56
M	Typical house diagram	63

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A

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.

A About the survey

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 underfloor 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** report received on the [ ] for a full list of exclusions.

A About the inspection

Surveyor's name

Alex C E Lilly BSc (Hons) MRICS

Surveyor's RICS number

1205414

Company name

Lilly Surveyors Ltd

Date of the inspection

Report reference number

Related party disclosure

I am not aware of any conflict of interest in relation to any of the parties associated with this property. Should any such conflict become evident then this will be notified to all relevant parties as soon as possible.

Full address and postcode of the property

Weather conditions when the inspection took place

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

Climate change continues to provide us with ever-changing weather and purchasers of property should be aware that climate change can have an adverse effect on their properties.

Although no damage was evident during the time of the survey this does not mean it will not become evident in the future.

Status of the property when the inspection took place

At the time of the inspection, the property was unoccupied and unfurnished, with fitted floor coverings which placed normal and practical limitations on the inspection that could be undertaken.

We were provided a key by the estate agent. The property was empty at the time of the inspection.

B

Overall opinion

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

B Summary of condition ratings

Overall opinion of property

The property overall is in a reasonable condition when compared to properties of a similar age although remedial works are required as detailed below in the report.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact me. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

The report has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts.

Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled “what to do now”. You must make sure that you have all the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

The mechanical and electrical installations in general appear to be lacking the necessary test certification and it is recommended they should be tested prior to moving in if no test certification can be provided.

Other defects noted in this report are not uncommon in a property of this age and construction and should not affect the purchase of this property if you are prepared to accept the cost and inconvenience of dealing with the repairs/improvement works reported. You should, however, consider obtaining quotes for these works prior to purchase.

We have recommended that further investigations are carried out and it would be advisable to have these carried out prior to buying the property. We have also recommended that you refer the report to your legal adviser on the points discussed in section H which require further investigation. All the points should be investigated by your legal adviser prior to purchase as some can have implications on the final value of the property and resale.

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'.

R 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
E5	FENSA certificates for the windows.	
E6	FENSA certificates for the doors.	
E7	Statutory consents for the porch.	
F1	Electrical safety certificate.	
F2	Gas safe certificates for the gas meter.	
F3	Gas safe certificates for the gas boiler.	
G3	Land registry documents and deeds to the property.	

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)
E4	Floors	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F6	Drainage	

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	
D3	Rainwater pipes and gutters	
D4	Main walls	
D6	Outside doors	
D5	Windows	
D7	Conservatory & porches	
D8	Other joinery & finishes	
E1	Roof structure	
E2	Ceilings	
E3	Internal Walls and partitions	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F3	Water	
F5	Water heating	
G1	Garage	
G2	Permanent outbuilding & other structures	
G3	Other	

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	
n/a	Not applicable.	

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 stack	
D9	Other	
E5	Fireplace, chimney breast & flue	
E9	Other	
F7	Common services	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a semi-detached bungalow.

The front of the property faces approximately west, and all directions given in this report are as if viewing the property from the front.

Approximate year the property was built

Circa 1970. We recommend the deeds to the property are checked prior to legally committing to purchase the property.

Approximate year the property was extended

n/a

Approximate year the property was converted

n/a

Information relevant to flats and maisonettes

n/a

Construction

The property has a main roof clad in concrete tiles. The main building has been constructed from concrete cavity block walls. The windows and doors are double glazed UPVC. The floors are raised timber floors.

Accommodation

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

C

Energy efficiency

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

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

Energy efficiency rating

Issues relating to the energy efficiency rating

None.

Main services

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

X	Gas	X	Electricity	X	Water	X	Drainage

Central heating

X	Gas		Electricity		Solid fuel		Oil

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

None.

Other energy matters

None.

C Location and facilities

Grounds

The front of the property opens out onto a parking area. There is a garden to the rear and front.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your legal adviser.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify.

Location

The property is located in a residential area.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the Local Authority. This must be confirmed by your legal adviser.

The development of any new properties nearby may have an adverse effect upon the value of the freehold interest or enjoyment of the property. We therefore advise that before exchanging contracts, you call at the local Planning Office and ask to see the Planning Proposals for the immediate area and the properties we noted above in order that you can satisfy yourself as to any future development which has been approved or likely to be approved and how, if at all, this is likely to affect your decision to purchase. Your legal adviser should undertake the usual search and enquiry.

Facilities

Local environment

Mining Areas:

The property is located in a county where mining activities were undertaken. Your legal adviser should check whether any reports or agreements have been created which relate to this activity and the property. A mining report should be carried out as standard as part of the conveyancing process.

You should also consider having the property inspected by a structural engineer prior to purchase to rule out any structural issues with the property.

Radon:

The Health Protection Agency (HPA) has identified the local area as one in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended. It is, however, not possible in the course of the inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless.

Tests can be carried out to assess the levels of radon in a building. At a small charge, test instruments and results are available by post form HPA and other approved laboratories. The minimum testing period is 3 months. The HPA strongly advises against using shorter-term instruments as they can give

misleading results. If tests have not been carried out, they are recommended. It has been the experience of the HPA that it is not expensive, in proportion to the value of the property, to affect the recommended remedial measures. You can obtain further information from the HPA, Centre for Radiation, Chemical and Environmental Hazards at Chilton, Didcot, Oxon, OX110RO or in the environmental health department of the local authority.

For further information please refer to:
https://www.gov.uk/government/collections/radiation-hpa-crce-scientific-and-technical-report-series
https://www.ukradon.org/information/

Flood Risk & Surface Water Run Off:

As standard, we carry out searches on the property to confirm whether they are in a flood risk area or at risk of flooding from surface runoff. This should only be a guide and further flood risk assessments should be carried out by your legal adviser during the conveyancing process. If a flood risk is detected in the area, your insurance company may not cover the property for flooding and this should be considered prior to legally committing to purchase the property.

Electromagnetic Field:

You should be aware that unresolved medical controversy exists concerning the effect on health of electromagnetic fields generated by overhead power lines, electricity sub-stations and mobile phone masts. Public awareness of this issue could influence future saleability and value which could be substantial if a link with ill health is proved.

Mundic Block:

Mundic block is a material that was used in properties in Cornwall up to 1965 in some areas, including this area. If the property in question was built prior to 1950 in this area and possible mundic containing materials used, then we would recommend that a mundic block test is carried out.

We believe the property was built in circa 1970. If the property was found to have been built earlier, as per the property deeds, then we would recommend a mundic block test is carried out prior to legally committing to purchasing the property.

Other local factors:

Prior to purchasing the property, we recommend you familiarise yourself with the local area and carry out research to identify, for example, where the nearest local school is and crime levels. These could influence the re-sale of the property and should all be taken into consideration.

Location map taken from **"Cornwall Interactive Mapping"** where local factors can be identified. See the map below. The property is identified by the red cross.

D

Outside the property

D Outside the property

Limitations on the inspection

We are only able to comment upon those areas that are visible from within the boundaries of the property, or adjacent public areas.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

No beams, lintels or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

D1 Chimney stacks

1 2 3 NI

None. NI

D2 Roof coverings

2

Roof Coverings

Condition Rating: 2

The property has a dual pitched roof covered with concrete tiles fixed over timber battens and a bitumen underlay. The roof slopes appear suitable for the type of covering, with generally adequate head-laps noted. Concrete ridge tiles have been provided and are wet laid.

The roof slopes appear generally straight, with no significant deflection or distortion noted at the time of inspection.

Some moss growth was noted to the roof slopes. Moss can retain moisture and contribute to deterioration of the roof covering and underlying timbers. Removal is recommended as part of routine maintenance. Consideration could be given to installing copper strips below the ridge tiles to help reduce future moss and lichen growth.

Minor movement and gaps were noted between some roof tiles. These areas should be monitored, with tiles adjusted or repaired where necessary.

The roof covering appears to have some remaining serviceable life; however, eventual renewal will be required. Allowance should be made for future replacement as part of normal maintenance planning.

The ridge tiles are generally in reasonable condition; however, any areas of defective or missing pointing should be repaired to maintain weatherproofing.

The lead flashing to the porch appears to be in reasonable condition with no significant defects noted at the time of inspection.

Maintenance:

The roof covering should be inspected periodically, particularly following periods of severe weather. Moss and vegetation growth should be controlled, and any slipped, damaged tiles, defective pointing or failed flashings should be repaired promptly to maintain weatherproofing.

General:

Any repairs to the roof covering, flashings or associated components should be carried out using suitable access equipment, such as scaffolding or powered access platforms, to ensure safe working conditions and avoid damage to the roof covering.

D3 Rainwater pipes and gutters

2

Rainwater Goods

Condition Rating 2

The property is served by rainwater gutters and downpipes.

The rainwater goods are generally in reasonable condition from the areas inspected; however, some leaking joints were noted. These should be repaired as part of routine maintenance to prevent water discharge against the building fabric.

The rainwater pipes discharge to ground level or gullies; however, the final discharge route could not be confirmed during the inspection. The system is likely to discharge to a soakaway or the underground drainage system.

Condition Rating NI

The rainwater gullies should be cleaned and kept free from debris as part of routine maintenance.

Maintenance advice

Rainwater goods should be checked regularly to ensure they remain secure and effective. Any loose, damaged or leaking joints should be repaired promptly, and gutters and gullies should be kept clear of debris to reduce the risk of water ingress and deterioration.

D4 Main walls

2

Main Walls

Condition Rating: 2

The main walls are believed to be of cavity block construction, comprising inner and outer skins of concrete blockwork tied together with wall ties. The walls are approximately 300mm thick and finished externally with render and an external paint coating. Engineering brickwork is present to the front elevation and below the DPC.

The wall cavities could not be inspected, and their condition is therefore unknown. **Condition Rating: NI (Not Inspected)**

A damp proof course (DPC) was visible projecting through the front elevation adjacent to the engineering brickwork. At the rear of the property, the DPC appears to be positioned too close to the external ground level.

The external ground should be lowered to provide a minimum 150mm clearance below the DPC to reduce the risk of water penetration. No associated internal dampness was noted at the time of inspection.

The original walls are unlikely to have incorporated insulation due to the age of the property. The extent and condition of any insulation within the cavities could not be confirmed. **Condition Rating: NI (Not Inspected)**

Some insulation was visible protruding from the top of the left-hand wall within the roof void, which may indicate that blown in cavity wall insulation has been installed retrospectively. Confirmation of the installation, including any Building Regulation approvals and guarantees, should be obtained prior to legal commitment to purchase. (see section H1 & H2).

There is an increased risk of defects associated with cavity wall insulation, including trapped moisture and dampness. The walls should be monitored, and further investigation of the cavity insulation should be considered if concerns arise.

The external walls are generally in a reasonable condition; however, the following defects were noted:

- Cracking was noted to areas of render and engineering brickwork. This appears consistent with thermal movement within the render. The cracks should be properly repaired as part of routine maintenance to prevent water ingress and further deterioration.

- Some bubbling paint and algae growth were noted. Allow for cleaning, repair and redecoration as required.

- Damaged render was noted around some window and door reveals. Allow for localised repair works.

- Ventilation openings serving the raised timber floors are limited and are not present to all elevations. Additional vents should be considered to improve sub-floor ventilation and reduce the risk of defects associated with inadequate airflow. This is discussed further in Section E4.

Lintels

Condition Rating: 2

The lintels are believed to be formed from steel or reinforced concrete. They are concealed by external finishes and could not be fully inspected; however, no significant defects were visible at the time of inspection.

Some cracking was noted above window openings internally and externally, particularly near the ends of the lintels. This may indicate early corrosion or movement affecting the lintels. The cracking is not considered significant enough to require replacement at present; however, it should be monitored. If deterioration occurs, further investigation and remedial works may be required.

Maintenance: Monitor cracks around window and door openings. Repair defective render and seal cracks promptly to prevent water penetration.

Structural Condition

Condition Rating: 2

Accessible wall surfaces were inspected for signs of structural movement, including bulging, distortion, deterioration and cracking. Window and door openings were also inspected for signs of distortion or lintel failure.

Some cracking was noted, which is considered likely to be associated with thermal movement within the render, as described above. These areas should be repaired and monitored.

A crack was also noted externally to the rear elevation above and below a window opening. This appears consistent with minor settlement movement. Monitoring is recommended at this stage.

No significant evidence of structural movement was noted at the time of inspection.

Foundations

Condition Rating: 1

The foundations could not be inspected as they are below ground level. The absence of significant cracking or distortion to the walls provides no indication of foundation failure.

The foundations are likely to comprise traditional strip foundations suitable for the age and construction of the property. No further investigation is considered necessary at this stage.

There is always a risk that defective underground drainage could affect foundations. This risk remains until drainage systems are inspected.

General

Condition Rating: NI (Not Inspected)

The wall cavities could not be inspected and their condition remains unknown. No significant evidence of internal wall defects was noted during the inspection.

Due to the construction type, there is a risk of cold bridging around windows, doors and lintels, which may increase the likelihood of condensation and black spot mould internally. This is discussed further in Section E3.

For properties of concrete/block construction built before approximately 1950 in this location, there is a potential risk of deleterious aggregates (commonly referred to as mundic) being present within the concrete/blockwork. If the property predates this period, confirmation of the construction date should be obtained and a suitable test considered before legal commitment to purchase.

Maintenance: Maintain external wall finishes, keep cracks sealed, and ensure external ground levels remain below the DPC. Regularly inspect rendered areas, vents and junctions around openings for deterioration.

D5 Windows

Windows 2

Condition Rating 2

The property has double-glazed uPVC casement windows.

The windows are generally serviceable but require routine maintenance. Hinges, locks, handles and friction stays should be cleaned, adjusted where necessary and lubricated regularly. Minor corrosion was noted to some metal fittings and should be treated as part of routine maintenance.

Double-glazed sealed units have a limited serviceable life and may fail over time, resulting in condensation or misting between the panes. No significant failure was noted at the time of inspection; however, the glazing should be monitored and any failed units replaced as required.

The external silicone sealant around the window frames is deteriorated in places and should be renewed to maintain a weatherproof seal and reduce the risk of water ingress.

Where trickle vents are not provided, consideration should be given to their installation where appropriate to improve background ventilation and reduce the risk of condensation, subject to the suitability of the existing window construction.

Ensure all keys for the lockable window handles are provided by the seller before legal commitment.

Where replacement windows have been installed since April 2002, request the relevant FENSA certificate or other evidence of Building Regulations compliance before legal commitment. Refer to Sections H1 and H2.

Maintenance advice

Clean the window frames regularly using suitable non-abrasive products, keep drainage channels clear, lubricate moving parts annually, inspect external sealant for signs of deterioration and ensure trickle vents (where fitted) remain open and unobstructed. Replace failed sealed units and defective sealant promptly to help maintain performance and extend the serviceable life of the windows.

Window Sills

Condition Rating 1

The uPVC window sills were found to be in satisfactory condition at the time of inspection, with no significant defects noted.

D6 Outside doors (including patio doors)

2

External Doors

Condition Rating 2

The property has a uPVC double-glazed entrance door and frame to the front, together with a uPVC double-glazed rear door and frame.

The doors were found to be serviceable at the time of the inspection but would benefit from routine maintenance. Hinges, locks, handles and other moving parts should be cleaned, adjusted where necessary and lubricated in line with the windows.

Concrete steps provide access to the front and rear entrance. The metal handrail is not of a height consistent with current standards and should be upgraded or replaced to improve user safety. This is a recommendation to improve safety and not a retrospective Building Regulations requirement. (See Section I3).

The external silicone sealant around the door frames should be inspected regularly and renewed where necessary to maintain a weatherproof seal and reduce the risk of water ingress.

Where replacement external doors have been installed since April 2002, request the relevant FENSA certificate or other evidence of Building Regulations compliance before legal commitment. (See sections H1 and H2).

Maintenance advice

Clean the door frames regularly using non-abrasive cleaning products, keep drainage holes clear, lubricate hinges, locks and handles annually, and inspect the external sealant for signs of deterioration. Replace defective sealant promptly to maintain a weatherproof seal and prolong the serviceable life of the doors.

D7 Conservatory and porches

2

Front Porch

Condition Rating: 2

The front porch is a single-storey structure formed with uPVC full-height window units, with the roof supported by the uPVC frame assembly. The porch is constructed over a solid floor. The door is referred to elsewhere within this report.

The porch is believed to be original to the property; however, this could not be confirmed during the inspection. As a precaution, your legal adviser should confirm whether the porch is an original structure or a later addition and establish whether any relevant statutory approvals were obtained, where applicable (see Sections H1 & H2).

The uPVC windows and frames appeared to be in reasonable condition from the areas visible. Maintenance should be carried out in line with the recommendations provided for the other windows within this report.

The solid floor slab could not be inspected beneath the finishes. As with similar constructions, there is a risk of movement where slabs have been formed over variable ground conditions or insufficiently compacted hardcore. No significant movement was noted at the time of inspection.

The flat roof is covered with a bituminous felt covering with mineral chippings. The roof covering appeared generally satisfactory from accessible areas; however, the construction could not be fully inspected. The insulation provision, ventilation and concealed elements could not be confirmed.

Maintenance:

The roof covering should be inspected periodically and kept free from debris and moss growth. Ensure all junctions, seals and drainage arrangements are maintained to reduce the risk of water penetration. Monitor the porch for signs of cracking, movement or deterioration at floor and wall junctions.

D8 Other joinery and finishes

2

Fascia, Soffit & Barge Boards

Condition Rating: 2

uPVC fascia, soffit and barge boards are fitted to most of the property and appeared to be in generally good condition from the areas inspected.

Some corrosion was noted to fixings associated with the fascia boards. These should be monitored and repaired or replaced as necessary to prevent further deterioration.

The soffits may contain asbestos-containing materials due to their age and construction. Testing should be carried out prior to any works being undertaken (see Section I3).

Maintenance:

Inspect fascia, soffits and barge boards periodically, particularly fixings and joints, and carry out repairs promptly where deterioration is identified.

Verges

Condition Rating: 2

The verges are formed with cement pointing bedded beneath the roof tiles, with a fibreboard undercloak.

Some cracking and areas of missing pointing were noted to the verges. These areas should be repaired and repointed to maintain weatherproofing and reduce the risk of wind-driven rain entering the roof structure. Repairs should be undertaken in conjunction with the roof repairs detailed in Section D2 of this report.

The undercloak may contain asbestos-containing material due to its age and construction. Testing should be carried out prior to any repair or alteration works (see Section I3).

Maintenance:

Regularly inspect verge details for cracked or missing pointing and carry out repairs promptly to prevent water ingress and further deterioration.

D9 Other

None. NI

E

Inside the property

E Inside the property

Limitations on the inspection

There are the usual limitations where we could not see beyond fixed fittings, floor coverings, sanitary fittings and kitchen fittings.

Where there are personal effects, furniture and floor coverings present within the property, these restricted our inspection of these areas of internal surfaces.

Many parts of a building such as this are concealed during the inspection. We have not therefore, inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect. We carried out a detailed examination of the internal parts but without causing unacceptable damage. The precise composition of the wall structures, linings and finishes cannot be ascertained, and we have had to make assumptions based upon past experience.

To undertake a more comprehensive inspection, including removal of floorboards, would require express permission from the vendor or owner of the property. Should permission be forthcoming, indemnity against damage during such operations would also be required.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Calculations of the load bearing capacity of floors or structural framework have not been carried out and we can give no opinion as to their strength or suitability for your purposes. Where we deem it necessary to have the calculations checked, this is stated in the report.

We could not see all the timbers to the roof void where concealed or due to a lack of access. There was no access into the flat roof. We could not see all the timbers to the property due to the surface finishes. We cannot see all the wall finishes due to the fixture and fittings such as the kitchen units and shelves. There was no access into the raised timber floors.

E1 Roof structure

1 2 3 NI

2

Roof Void

Condition Rating: 2 / NI (Not Inspected)

Access to the roof void is gained via a loft hatch located in the hall. Due to restrictions caused by ceiling finishes, insulation and crawl boards, a full inspection of the roof structure was not possible. Only a head and shoulder inspection was undertaken.

Condition Rating: NI (Not Inspected)

The roof structure is formed from prefabricated timber trusses. From the areas visible, there were no significant signs of deflection, distortion or undulation.

Some corrosion was noted to the metal nail plates; however, they appeared generally satisfactory from the areas inspected.

No evidence of active wood-boring insect infestation was noted within the accessible roof timbers at the time of inspection. However, concealed areas could not be inspected and the risk remains. Further inspection should be considered if concerns arise, and an allowance should be made for potential remedial works.

Condensation staining was noted to areas of the roof timbers. If left unresolved, this can contribute to timber decay. Due to the extent of staining, there is an increased risk of deterioration, particularly around the base of the trusses and wall plate areas. These areas should be inspected further and an allowance made for any necessary remedial works.

Additional ventilation is recommended to the roof slopes, such as vented roof tiles, to help reduce condensation levels and improve airflow within the roof void.

The roof underlay is formed from bitumen and appeared generally satisfactory, although some tears were noted. These should be repaired as part of routine maintenance works.

There is a possibility, although considered unlikely, that the underlay may contain asbestos-containing material. Testing should be carried out prior to any works being undertaken (see Section I3).

A good level of roof insulation was noted, comprising mineral wool approximately 250mm in depth.

No access was available to inspect the roof void above the porch. The condition of this area therefore remains unknown.

Maintenance:

The roof void should be monitored for signs of condensation, staining, timber deterioration or pest activity. Ensure ventilation measures remain clear and effective, and repair any defects to the roof covering or underlay promptly to reduce the risk of water ingress.

Party Wall

Condition Rating: NI (Not Inspected)

A party wall is present between this property and the adjoining property to the right. The wall is believed to be formed from blockwork based on the areas visible; however, this could not be fully confirmed.

The extent to which the party wall provides suitable fire and smoke separation could not be determined during the inspection. Further information should be obtained where available (see Section I3).

Maintenance:

No specific maintenance was identified; however, any alterations affecting the party wall should ensure that fire separation requirements are maintained.

E2 Ceilings

Ceilings 2

Condition Rating: 2

The ceilings throughout the property are generally formed from plasterboard or ceiling tiles, which have been skimmed and decorated. They are considered to be in a reasonable condition overall. Some minor cracking and areas requiring redecoration were noted. These should be repaired and redecorated as part of routine maintenance works.

Some areas of black spot mould were noted to the ceilings. These areas should be cleaned and monitored, with consideration given to improving ventilation to reduce the risk of recurrence. (see section I3).

Some damaged ceiling tiles were noted. These should be replaced as necessary. Due to the age and type of material, there is a possibility that the ceiling tiles may contain asbestos. Testing should be carried out prior to any disturbance or repair works (see Section I3).

Some ceilings have been finished with a textured coating commonly known as Artex. Textured coatings of this type can contain asbestos, and testing is recommended before any alteration, repair or removal works are undertaken (see Section I3).

Maintenance:

Maintain adequate ventilation throughout the property to help control condensation and reduce the risk of mould growth. Repair cracks, damaged finishes and defective ceiling areas promptly. Do not disturb textured coatings or ceiling tiles until their asbestos content has been confirmed.

E3 Walls and partitions

Internal Walls 2

Condition Rating: 2

The internal walls are generally formed with plastered and painted finishes and are considered to be in a reasonable condition. Minor shrinkage cracking was noted and should be filled and redecorated as part of routine maintenance.

No evidence of dampness was detected at the time of inspection. However, the risk remains due to the age and construction of the property, and some areas could not be fully inspected due to fittings and other obstructions.

Some black spot mould was noted around window reveals and to corners of some rooms. This is commonly associated with condensation, reduced ventilation and areas of lower surface temperature.

The affected areas should be cleaned and treated in accordance with suitable guidance. Ventilation should be improved, and adequate heating maintained throughout the property to help reduce moisture levels and minimise the risk of recurrence. Consideration should also be given to improving thermal performance where appropriate.

Black spot mould can be harmful to health and should be removed promptly (see Section I3).

Some internal cracking was noted around window openings, which is likely associated with the lintel movement/cracking referred to in Section D4 of this report.

Maintenance:

Maintain good ventilation throughout the property, particularly in kitchens, bathrooms and bedrooms. Monitor internal walls for signs of dampness, deterioration or further cracking and carry out repairs promptly.

Internal Partition

Condition Rating: 1

The internal partitions are formed from timber studwork clad with plasterboard and/or concrete blockwork. The walls have plastered and painted finishes and were noted to be in a reasonable condition.

Maintenance:

Fill minor cracks and maintain decorative finishes as part of routine upkeep. Monitor for any signs of movement, cracking or damage.

E4 Floors

Ground Floors

3

Condition Rating: 3

Raised timber floors are present throughout the property. These are believed to be constructed with timber joists spanning front to back, although this could not be confirmed without intrusive inspection. The floors are finished with timber floorboards.

Floor coverings were not lifted during the inspection and the condition of the sub-floor void, joists and associated structural timbers could not be fully assessed. These areas should therefore be considered of unknown condition.

Some localised movement and “bounce” were noted to sections of the floor, particularly within the kitchen and hallway areas leading to the kitchen. This may indicate reduced stiffness or movement within the floor structure.

Given the lack of ventilation, there is an increased risk of concealed timber defects, including wet rot, dry rot and insect attack. Further investigation is recommended, including lifting sections of floorboards to inspect the condition of the joists and sub-floor void before legal commitment to purchase. A specialist timber inspection may be required depending on the findings.

Sub-floor ventilation appears limited in areas. Although air bricks are present, they may not provide sufficient cross ventilation to all areas beneath the floors. Additional ventilation may be required to reduce the risk of moisture build-up and timber deterioration. This should include unblocking any vents that could be blocked by retrofitted blown in insulation.

An allowance should be made for possible remedial works, including repair or replacement of affected timber elements, should defects be identified following further investigation.

Maintenance:

Ensure sub-floor ventilation openings remain clear and unobstructed. Monitor floors for increased movement, unevenness or signs of dampness and investigate any deterioration promptly.

Porch Floor

Condition Rating: 2

The porch floor appears to be of solid construction. The exact build-up and depth of the underlying hardcore could not be confirmed without opening up.

Where solid floors are constructed over variable ground conditions or poorly compacted hardcore, there is a risk of settlement and associated movement. There is also a potential risk of dampness depending on the floor construction and moisture protection provided.

No significant defects were noted at the time of inspection; however, the floor should be monitored for signs of movement, cracking or dampness.

Maintenance:

Monitor the porch floor for cracking, settlement or signs of moisture and ensure external drainage and ground levels are maintained to reduce the risk of dampness.

E5 Fireplaces, chimney breasts and flues

None. NI

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

2

Kitchen Units

Condition Rating: 2

The fitted kitchen comprises base and wall units with worktops and a sink. The units are dated but appear serviceable. Replacement is recommended as part of future improvement works.

The electric hob installation should be checked to confirm that it has a suitable dedicated supply, accessible isolation switch and complies with current electrical requirements. The hob is located beneath a window opening; although this is not necessarily unacceptable, the installation should be checked against the manufacturer's requirements, including clearances and suitability of any window coverings.

There is no adequate extraction above the cooker. Installation of a suitable extractor fan is recommended to improve ventilation and reduce the risk of condensation.

Maintenance: Keep kitchen units, worktops and seals clean and maintained. Monitor for signs of water leakage, damaged seals, swelling of units or deterioration around the sink and worktops.

Condition Rating: NI (Not Inspected)

Areas concealed by kitchen units, floor coverings and wall finishes were not inspected. Defects may be present in these areas but could not be confirmed during the inspection.

Maintenance: Where fittings are removed or replaced, inspect concealed areas for signs of dampness, leaks, deterioration or other defects before new finishes are installed.

E7 Woodwork (for example, staircase joinery)

2

Internal Doors

Condition Rating: 2

The internal doors are generally in a reasonable condition; however, some easing and adjustment may be required to improve operation. The doors are dated in appearance and consideration could be given to upgrading them as part of future improvement works.

Maintenance: Check door hinges, handles and catches periodically and carry out minor adjustments as required to maintain smooth operation.

Skirtings

Condition Rating: 1

Softwood skirtings are fitted throughout most of the property and were noted to be in a reasonable condition.

Boxing

Condition Rating: 1

There are various boxed-in areas throughout the property concealing services, such as pipework. These were noted to be generally in good condition.

E8 Bathroom fittings

2

Wet Room

Condition Rating: 2

The wet room contains the following sanitary fittings:

- Ceramic wash hand basin with hot and cold taps.
- Electric shower within a wet room arrangement with shower screening
- WC

The sanitary fittings are slightly dated in appearance. Allowance should be made for future replacement if they are not to your preferred style or specification.

An extractor fan is provided and vents externally through the soffit. At the time of inspection, the fan did not appear to be operational and should be checked, repaired or replaced as necessary.

Ceramic tiled splashbacks have been provided to the walls. The tiles and silicone sealant should be maintained in good condition to prevent water penetration and damage to adjacent surfaces.

Maintenance: Ensure all seals around sanitary fittings and wet room areas are regularly inspected and maintained, particularly around the shower area, to reduce the risk of water ingress and damage to surrounding finishes.

E9 Other

None. NI

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.

F

Services

Limitations on the inspection

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered, and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible.

Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency.

F1 Electricity

1 2 3 NI

***Safety warning**: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.*

Electrical Installation 3

Condition Rating: 3

The mains electricity supply enters the property to the left-hand side, where the consumer unit is located within the service cupboard.

The electrical installation appears to comprise components of differing ages, including an older consumer unit. Due to the age and condition of some of the visible components, the safety and adequacy of the installation could not be confirmed by visual inspection alone.

The electrical installation should be considered for further investigation, as there may be a need for upgrading works, including replacement of the consumer unit, wiring, sockets, switches and associated components. An allowance should be made for potential electrical works.

No electrical test certificates were provided at the time of inspection to confirm that the installation is safe and operating satisfactorily.

Recommendation:

A qualified electrician, preferably an NICEIC or NAPIT registered contractor, should undertake an Electrical Installation Condition Report (EICR) prior to legal commitment to purchase. This should confirm:

- the condition of the wiring;
- adequacy of earthing and bonding;
- provision of RCD protection;
- suitability of the consumer unit; and
- any defects or safety concerns requiring attention.

The electrical intake and consumer unit are located within a restricted cupboard area. The installation should remain accessible and the cupboard should be kept free from stored items to allow safe inspection and operation.

Maintenance:

Arrange periodic electrical inspections in line with current guidance and ensure any identified defects are repaired promptly. Do not obstruct access to the consumer unit or electrical intake equipment.

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.*

Gas Installation 3

Condition Rating: 3

The gas meter is located externally to the front of the property within a meter cabinet.

The gas meter appears relatively modern; however, some corrosion was noted to the fixings. These should be checked and repaired as necessary to ensure the installation remains secure and to reduce the risk of damage or leakage.

The gas installation was not tested as part of this inspection. We recommend that the installation is inspected by a Gas Safe registered engineer prior to legal commitment to purchase, with any defects identified being rectified and appropriate certification provided.

Maintenance:

Keep the meter cabinet accessible and free from obstructions. Monitor the meter installation and associated pipework for signs of corrosion or deterioration and arrange repairs where necessary.

F3 Water

Water Supply 2

Condition Rating: 2

A water meter is located externally to the front of the property within the pavement area. The internal stopcock is located beneath the kitchen sink.

The material and condition of the incoming water supply pipe could not be confirmed during the inspection. Given the age of the property, there is a possibility that sections of the incoming supply may be formed from lead. If lead pipework is confirmed, replacement should be considered.

The underground supply pipe between the meter and the property is concealed and could not be inspected. Due to the length of the run, there is an increased risk of defects developing within

this section of pipework. Allowance should be made for inspection and any necessary remedial works.

Most of the internal water pipework was concealed and could not be fully inspected. The visible sections appear to comprise a mixture of copper and plastic pipework, likely associated with alterations to the kitchen and shower room installations. Altered pipework can carry an increased risk of leakage, and further inspection is recommended.

Recommendation:

Prior to legal commitment to purchase, consider obtaining a plumbing inspection to confirm the condition of the incoming supply and internal pipework. Your legal adviser should also obtain any available certification relating to alterations or plumbing installations (see Sections H1 & H2).

Maintenance:

Monitor visible pipework, joints and connections for signs of leakage or corrosion. Ensure the stopcock remains accessible and operational.

F4 Heating

Gas Boiler and Heating System 3

Condition Rating: 3

The property has a gas-fired boiler located within the roof void, with the flue discharging externally through the wall.

The boiler provides hot water to the kitchen and wet room, together with space heating throughout the property. The boiler was not tested during the inspection and its condition, operation and efficiency could not be confirmed.

No boiler servicing records or safety certification were available at the time of inspection. The boiler should be serviced and safety checked by a Gas Safe registered engineer, with relevant certification obtained. If certification cannot be provided, inspection and testing should be carried out prior to legal commitment to purchase.

Heating is provided by single and double panel convection radiators, most of which are fitted with thermostatic radiator valves (TRVs) for local temperature control. The radiators and associated pipework should be checked as part of the boiler service, with any defects repaired as necessary.

Recommendation:

Your legal adviser should request copies of available boiler installation documents, servicing records and Gas Safety certificates. If these are unavailable, arrange for a Gas Safe registered engineer to inspect and test the boiler and heating system prior to purchase.

Maintenance:

The boiler should be serviced annually by a Gas Safe registered engineer. Ensure the boiler remains accessible and monitor the system for signs of leakage, corrosion, unusual noises or reduced performance.

F5 Water heating

Hot Water System

2

Condition Rating: 2

Hot water is provided by the gas boiler as described above. The associated hot water pipework was not fully visible and could not be completely inspected.

Due to sections of the pipework being concealed, its condition could not be confirmed. The visible sections should be inspected as part of the boiler service, with any leaks, corrosion or defective components repaired as necessary.

Maintenance:

Ensure the hot water system is serviced annually by a suitably qualified engineer. Monitor accessible pipework, joints and connections for signs of leakage, corrosion or deterioration.

F6 Drainage

Underground Drainage

3

Condition Rating: 3

The property is believed to be connected to a public sewer system, with drainage runs located towards the front of the property.

Inspection chamber covers were lifted where accessible. Pitch fibre and clay drainage pipes were noted, with the drains appearing to discharge to a shared system.

Due to the age of the property and the type of drainage materials present, there is an increased risk of defects including cracked pipes, displaced joints, leakage and root ingress. A CCTV drainage survey by a specialist drainage contractor is recommended prior to legal commitment to purchase to confirm the condition of the underground drainage system.

Some cracking was noted to the inspection chamber benching and around chamber covers. Repairs should be undertaken to maintain the integrity of the drainage system.

Corrosion was noted to ground drainage fittings associated with the inspection chamber serving the property. These should be replaced as necessary.

Pitch fibre drainage pipes can deteriorate over time and may affect future building insurance arrangements. The presence and extent of pitch fibre pipework should be confirmed, and allowance should be made for replacement works where required.

The underground drainage system may be shared with neighbouring properties. Your legal adviser should confirm whether any shared drainage arrangements are subject to appropriate rights, easements or agreements (see Section H3).

Maintenance:

Keep inspection chambers accessible and monitor for signs of blockages, leakage, unpleasant odours or ground movement. Arrange prompt repairs to defective drainage components.

Above Ground Drainage

Condition Rating: NI (Not Inspected

The kitchen and wet room drainage is believed to discharge to a soil vent pipe located to the front of the property, which continues through the roof.

An old gully was noted to the front of the property which has been blocked off.

Rainwater pipes discharge directly into the ground or gulleys. The final discharge point could not be confirmed, and it could not be established whether they connect to soakaways or the underground drainage system.

Condition Rating: NI (Not Inspected)

Rainwater discharge arrangements should be confirmed, and it should be ensured that surface water is being effectively directed away from the property to reduce the risk of dampness or foundation-related issues.

Maintenance:

Keep gutters, downpipes and gullies clear of debris. Monitor areas around rainwater discharge points for signs of waterlogging, erosion or dampness and investigate any issues promptly.

F7 Common services

None. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

We could not see all the boundary walls due to vegetation growth. We could not see all the garage walls and floors due to stored items or vegetation growth.

G1 Garage

1 2 3 NI

2

Garage

Condition Rating: 2

A detached garage is located to the left-hand side of the property. The garage is constructed with single concrete block walls, a solid concrete floor and a flat roof. An uPVC pedestrian door and an up-and-over garage door are provided to the front.

The garage is believed to be original to the property; however, this could not be confirmed during the inspection. Your legal adviser should confirm whether the garage is an original structure or a later addition and establish whether any relevant approvals were obtained. (see section H1 & H2).

The walls to the right-hand side of the garage are partly below external ground level, increasing the risk of damp penetration. Some minor water ingress has occurred.

Some areas of the rear walls could not be inspected due to vegetation growth. The condition of these areas therefore remains unknown. **Condition Rating: NI (Not Inspected)**

The uPVC door appeared to be in reasonable condition.

The up-and-over garage door showed signs of wear, including heavy corrosion to the lower sections. Servicing is recommended, and replacement should be considered if further deterioration occurs.

The flat roof is finished with a built-up bituminous felt covering with mineral chippings. The roof covering appears relatively modern and is estimated to be approximately 10 years old.

No evidence of active water ingress was noted internally at the time of inspection; however, concealed defects may exist and water penetration could occur in the future. The roof covering should be monitored, and any lifting, cracking or defective areas should be repaired as necessary.

There is a possibility that some roof materials may contain asbestos due to the age and construction of the garage. Although considered a lower risk, testing should be carried out prior to any works being undertaken (see Section I3).

The roof timbers appeared generally satisfactory from the areas visible, although minor evidence of historic wood-boring insect activity was noted. Treatment should be considered as part of routine maintenance.

The external walls have been recently rendered in the areas visible.

A further crack was noted to the rear right corner of the garage. This should be made good as part of routine maintenance.

Dampness was detected at the base of the right-hand wall, likely associated with water penetration from external sources. External remedial works should be undertaken to reduce the risk of ongoing dampness.

The fascia boards are formed from plastic and appeared generally satisfactory.

uPVC rainwater goods are provided and discharge directly to ground level. The effectiveness of the drainage arrangements could not be confirmed and should be monitored to ensure water is discharged away from the garage walls.

Electrical installations are present within the garage. These should be inspected and tested in conjunction with the electrical installation recommendations detailed in Section F1 of this report.

An older fuse board was noted. Allowance should be made for upgrading or replacement where required following inspection by a qualified electrician.

Maintenance:

Keep the garage roof, gutters and drainage arrangements maintained. Remove vegetation from around the structure, monitor for dampness or cracking, and carry out repairs promptly to prevent further deterioration. Ensure the electrical installation remains safe and accessible.

G2 Permanent outbuildings and other structures

2

Summer House

Condition Rating: 2

A small timber summer house is located within the grounds. The structure is formed from a timber frame with timber cladding and a bituminous roof covering.

The summer house appeared generally satisfactory from the areas visible at the time of inspection. Due to the nature of the construction, concealed elements such as the timber frame and roof structure could not be fully inspected.

Routine maintenance should be carried out, including checking and treating timber finishes, inspecting the roof covering, and servicing doors and windows as required.

Maintenance:

Maintain external timber finishes with appropriate preservatives or coatings. Monitor the structure for signs of rot, decay, water ingress or deterioration to the roof covering, and carry out repairs promptly.

G3 Other

2

Boundaries

Condition Rating: 2

The boundaries are formed from a combination of timber fencing, stone walls and some concrete block walls. Due to vegetation, access limitations and adjoining land, not all boundary areas could be fully inspected.

Some sections of timber fencing are unstable and require securing or replacement, particularly to the right-hand elevation.

Some loose pointing was noted to the stone walls. Repairs should be carried out to maintain stability and reduce further deterioration.

A section of the right-hand boundary appears to be missing. The ownership and responsibility for maintaining this boundary could not be confirmed.

A gate may be present to the right-hand boundary. Your legal adviser should confirm whether any rights of access or shared use arrangements apply (see Section H3).

It is recommended that a certified copy of the deed plans is obtained and the boundaries checked on site. Any discrepancies should be investigated further to reduce the risk of future boundary disputes. Responsibility for boundary maintenance and repair liabilities should also be confirmed (see Section H3).

Maintenance:

Inspect boundary walls and fences periodically. Repair loose pointing, secure unstable fencing and maintain vegetation to prevent damage to boundary structures.

Grounds

Condition Rating: 2

The front of the property provides a hardstanding area for parking together with areas laid to grass. The rear garden is mainly laid to grass with mature planted areas.

Due to the extent of vegetation within the garden and adjoining areas, a full inspection of all ground areas was not possible. There is an increased risk that invasive plant species, such as Japanese Knotweed, may be present. No evidence was identified at the time of inspection; however, the time of year and recent cutting back of vegetation can make identification more difficult.

A mature buddleia bush was noted to the rear of the property. This should be monitored and controlled as part of routine garden maintenance, as large established shrubs can affect boundaries, drainage and nearby structures if allowed to become overgrown.

Maintenance:

Maintain vegetation growth around the property and regularly inspect garden areas for invasive plants. Keep planted areas managed and avoid allowing large shrubs or trees to grow close to buildings, drainage systems or boundary structures.

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.

H Issues for your legal advisers

H1 Regulations

No formal planning search has been carried out with the local Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

Legal advisers should confirm if permissions and certification exist for any alterations and if there are any building regulations, structural calculations, planning approvals for the following:

- FENSA certification for the windows and doors if installed after 2002
- If there is any building regulations approval for the changes to the electrics and pipework if carried out after 2005
- Porch
- Possible blown in cavity wall insulation

H2 Guarantees

Ask your legal adviser if guarantees have been obtained for the following:

- FENSA certification for the windows and doors if installed after 2002
- If there is any building regulations approval for the changes to the electrics and pipework if carried out after 2005
- Porch
- Possible blown in cavity wall insulation

H3 Other matters

We believe that the property is freehold. You should ask your legal adviser to confirm this and explain the implications if not.

Confirm there are no easements, wayleaves or servitudes adversely affecting the property
Secure deeds and clarify the position of the boundaries and their maintenance liabilities.

If there is radon in the property identified from any previous inspections and if a radon bond should be taken out.

Will the property be affected by mining works or has it benefited from remedial works in the past as a result of mining excavation.

What is the council tax band for this property.

Are there any covenants in place.

Have the roads around the property been adopted.

Confirm the responsibility for any shared drains (if applicable).

Your legal adviser should ask for the test certificates for all the services to include:
-Electrics
-Underground drainage
-Heating

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

Your legal adviser should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Where there is tall growing vegetation in the adjacent gardens which is growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.

You should obtain all guarantees relevant to the property, including matters such as built-in appliances, replacement of heating. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

General advice can be obtained from the local Police authority with respect to the security measures.

Confirm if there is a right of access across the garden to the rear.

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.

I Risks

I1 Risks to the building

Mining Areas:

The property is located in a county where mining activities were undertaken. Your legal adviser should check whether any reports or agreements have been created which relate to this activity and the property. A mining report should be carried out as standard as part of the conveyancing process.

Structural movement:

There are some cracks to the property which we believe are due to thermal movement to the render.

There is risk of issues to the foundations due to the location of the pitch fibre pipework to the left of the property. The drains should be inspected prior to purchase as detailed above.

Dampness:

There was some evidence of black spot mould to some of the rooms caused by condensation and cold bridging to the walls.

Timber defects:

We have recommended the roof and floor timbers are inspected in due course as we believe there is some beetle infestation to the timbers. These should be inspected and treated in due course.

Mundic Block:

Mundic block is a material that was used in properties in Cornwall up to 1965 in some areas, including this area. If the property in question was built prior to 1950 in this area and possible mundic containing materials used, then we would recommend that a mundic block test is carried out.

We believe the property was built in circa 1970. If the property was found to have been built earlier, as per the property deeds, then we would recommend a mundic block test is carried out prior to legally committing to purchasing the property.

I2 Risks to the grounds

Contamination:

I am not aware of any contamination affecting the property, but it is recommended that an Environmental Search Report be obtained.

Japanese Knotweed & Invasive Plants:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even from small sections of stem or root. The plant is very difficult and costly to eradicate once established and can cause damage to building structures, underground services such as drains and to paved areas. No specific site inspection or survey has been carried out for Knotweed. If you require assurance on this point, it is recommended that you arrange for a close inspection of the land and site boundaries.

You should ask your Legal Advisor to ask whether there is a Japanese Knotweed management plan or any associated warranty/guarantee relating to the property or neighbouring properties.

Other invasive plants remain a risk to properties in the UK and the below website can be referred to for further advise.

For further advice, refer to the following website: https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants

Or refer to the useful PDF below:
Studio Profile (nonnativespecies.org)

Flood Risk & Surface Water Run Off:

As standard, we carry out searches on the property to confirm whether they are in a flood risk area or at risk. This should only be a guide and further flood risk assessments should be carried out by your legal adviser during the conveyancing process where required. If a flood risk is detected in the area, your insurance company may not cover the property for flooding and this should be considered prior to legally committing to sell the property.

I3 Risks to people

Asbestos:

Materials containing asbestos are present in many buildings, often enclosed and unexposed. The location of potential asbestos containing materials is discussed in the report and may be present elsewhere within the property.

The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high.
https://www.asbestos.com/asbestos/information/

What to do if you have asbestos in your home:

The general rule is to always leave asbestos alone, it is usually safe unless it is damaged or disturbed. Paint indoor materials with an alkali resistant paint such as PVA emulsion, and never sand, drill or saw asbestos materials.

Always seek advice before thinking of removing asbestos and follow the basic rules below if carrying out asbestos cement removal work.

Do not attempt to remove asbestos lagging, spray coatings or large areas of Insulation.

The following possible asbestos containing material were noted at the time of the inspection:

- Bitumen underlay
- Flat roof coverings
- Artex to the ceilings
- Ceiling tiles

Due to the possibility of asbestos being present you may wish to consult an asbestos specialist for further advice.

The following link provides further information regarding areas where asbestos can be found within a property. It also provides the actions which should be followed upon the discovery of any possible asbestos - https://www.hse.gov.uk/asbestos/building.htm

Health and safety advice:

Radon:

There remains a risk of radon and, as noted above, a test should be carried out. If found, measures, such as a sump, should be put in place to prevent radon from entering the building.

For further information please refer to:

https://www.gov.uk/government/collections/radiation-hpa-crce-scientific-and-technical-report-series
https://www.ukradon.org/information/

Fire Safety & Carbon Monoxide Detection:

Interlinked smoke and heat detectors should be installed to replace the battery powered ones.
They should be tested on an annual basis and replaced in 10 years.
You should install interlinked carbon monoxide detectors.
Ensure the party wall is fully fire and smoked sealed.

For further information refer to the below website:
Fire Safety (England) Regulations 2022 - GOV.UK (www.gov.uk)

Exposed Pipes:

Conceal all exposed pipes.

Services/appliances:

The services are considered unsafe until they have been fully tested and test certification has been provided prior to use.

Mould Growth:

Visible mould growth was noted to internal wall surfaces during the inspection. Mould is indicative of excessive moisture and may result from condensation, penetrating damp, plumbing leaks, or other sources. The precise cause could not be confirmed within the scope of this non-invasive inspection.

Mould growth can adversely affect the building fabric and may present a risk to the health of occupants if left untreated. The source of the moisture should be identified and remedied before any cleaning, treatment or redecoration is undertaken. A suitably qualified contractor should investigate the cause and carry out any necessary remedial works.

Current UK Government guidance advises that damp and mould should not be regarded solely as a result of occupant lifestyle and that the underlying cause should be investigated and addressed.

For further advise refer to the below website:

Understanding and Addressing the Health Risks of Damp and Mould in the Home (GOV.UK)

I4 Other risks or hazards

Not applicable.

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Surveyor’s declaration

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Surveyor's declaration

Surveyor's RICS number

1205414

Phone number

01872 857843

Company

Lilly Surveyors Ltd

Surveyor's address

10 Park View Close, Carnon Downs

Qualifications

BSc (Hons) MRICS

Email

alex@lillysurveyors.com

Website

www.lillysurveyors.com

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

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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.

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

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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:

- 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 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. 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.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.

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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 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. 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 prior to legal commitment to purchase.

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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 enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction and does not have a duty to justify making this assumption. However, if the inspection shows that 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 the regulations), 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 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.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you..

Issues for legal advisors

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All 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.

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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 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 re-instatement cost.

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

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

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

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

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

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

This report is for use in the UK.

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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. 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.

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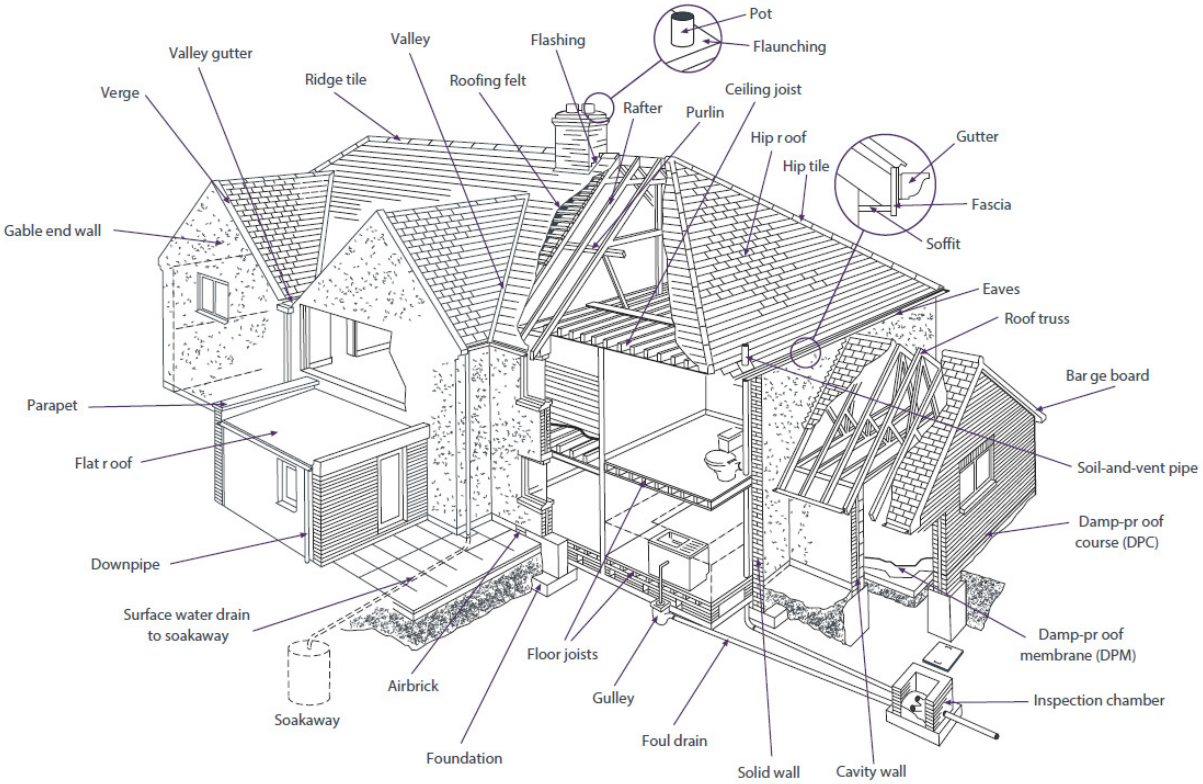
Typical house diagram

M Typical house diagram

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



RICS disclaimer

You should know …

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