

RICS **Building Survey**...

Property address

Client's name

Date of inspection

18 July 2016



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* Please read the entire report in order.

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A

Introduction to the report

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

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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About the inspection

Surveyor's name

David Willis

Surveyor's RICS number

5012202

Company name

David Willis Consultancy

Date of the inspection

18 July 2016

Report reference number

157

Related party disclosure

We confirm we have no conflicting interests with this survey.

Full address
and postcode
of the property

Weather conditions
when the inspection
took place

The weather was hot during and the day before the survey.

The status of the
property when the
inspection took place

The purchaser had their offer on the property accepted.

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B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

Property address

C

Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Our overall opinion of the property

The property is in a poor state of repair with numerous serious shortcomings that will require extensive further investigation. Extensive modernisation is needed to all rooms.

3

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E8	Other joinery and finishes
	E9	Other
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork (e.g. staircase and joinery)
	F8	Bathroom and kitchen fittings
G: Services	G1	Electricity
	G3	Water
	G4	Heating
H: Grounds(part)	H2	Permanent outbuildings and other structures

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
F: Inside the property		

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Overall assessment and summary of condition ratings (continued)

G: Services	G6	Drainage
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1

Section of the report	Element Number	Element Name
E: Outside the property		
F: Inside the property		
	F6	Built-in fittings (e.g. wardrobes)
G: Services	G2	Gas/oil
	G8	Other services/features

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Overall assessment and summary of condition ratings (continued)

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Extent of timber decay to the studwork of the shower room.

Remove first floor sloping soffit finishes to expose roof joists for inspection.

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About the property

Type of property	The property is a 1950s built terrace property with a central shared walkway.
Approximate year the property was built	1950s
Approximate year the property was extended	1980s-2000s
Approximate year the property was converted	N/a
Information relevant to flats and maisonettes	N/a

Accommodation

The property is a typical terrace property with the sleeping accommodation to the first floor comprising of three bedrooms and the living accommodation to the ground floor with single reception room, bathroom/separate toilet and kitchen. The kitchen and toilet room are linked which is not acceptable under the current building regulations, however no remedial works are required as the building regulations are not retrospective.

Construction

The main structure is constructed in masonry (bricks) with a timber floor and roof. The weight of the roof is supported by internal and external load bearing walls of the property. The floor of the first floor will be supported by the ground floor walls. The property has a walkway under the cupboard of the first floor bedroom, depending on ownership of this land it may be a flying freehold. This will be of particular concern to your conveyancer.

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About the property (continued)



Front elevation.

Means of escape

The property is over two floors with single means of escape route down the staircase. As the properties floors are under 4.5m in height we feel this provision is suitable. The windows are not classed as fire escape windows as they do not open far enough. The property is over two floors with single means of escape route down the staircase. As the property is two stories we consider this provision adequate.

Security

The front of the property has an open driveway with access to the rear of the property via a walkway between the properties and a timber gate. The rear garden is bound by a mixture of timber fences at the rear, hedges and some low level wire fences. These provide a minimal amount of security especially to the rear of the garden with the adjoining owners.

The front door comprise of timber with glazed vision panels and has a single yale type key.

These openings do not comply with the minimum requirements of the home insurance companies and as such the front door will require an additional 5 lever mortice lock and the rear window an additional key lock.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then

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About the property (continued)

we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

G (13)

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About the property (continued)

Services

Gas

Mains ☒Other

Electricity

Mains ☒Other

Water

Mains ☒Other

Drainage

Mains ☒Other *Please see section K for more information about the energy efficiency of the property.*

Central heating

Gas ☒Electric ☐Solid fuel ☐Oil ☐None ☐

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

N/a

Grounds

The property has both front and rear gardens on a site that slightly slopes from the main road to the facade of the property. The rear garden is flat. The property has a concrete hardstanding forming the front garden suitable for parking. There is a pond, patio area and overgrown areas to the rear garden, which is poorly kept.

Location

The property is located on a residential side road, away from the main road linking Tonbridge High Street and the Bypass (A21). It is located 1 mile Tonbridge town centre and therefore is close to supermarkets, bars, post office and other services. The area has a diverse mix of properties, with new build flats, terrace housing and large detached housing within half a mile of the property.

As the property is close to two schools, parking and traffic may be a problem during opening and closing times.

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About the property (continued)

Facilities

A bus stops outside the property and has routes to: Hildenborough, Tonbridge, East Peckham, Vauxhall, Lamberhurst, Dunton Green and Tunbridge Wells. The nearest train station is Tonbridge (0.9 miles), for trains to London Charring Cross, London Cannon Street, Hastings and Strood.

The nearest schools are St Stephen's (Tonbridge) Primary School (0.1 miles) and the nearest secondary school is Hillview School for Girls (0.1 miles).

Local environment

UK Radon advise there is a 0% risk of radon in the area. Therefore no measures would need to be undertaken. Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils.

Our desk studies show that the ground is loamy, this is a mix of sand, silt and clay sized particles. This is less susceptible to ground movement than other soil types such as clay.

We did not find any evidence that the property is in a conservation area or listed.

We have undertaken a basic environment agency web search and have found no significant findings. We do however recommend that you undertake a full search with your solicitor (as a requirement with most mortgages).

Other local factors

We have undertaken a basic planning web search and have identified the area follows the main planning guidance and does not have any specific large developments planned in the immediate area. Your convencer should undertake a more thorough search.

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E

Outside the property

Limitations to inspection

The site is generally overgrown which prevented detailed inspection of many of the elements at low level.

We could observe the joist ends from a first floor window.

1 2 3 NI

E1 Chimney stacks

The property has a single chimney stack which is shared with the adjoining owner. The stack comprises of clay chimney pots on concrete flaunching with a brick built chimney stack joined with the main roof with a lead flashing detail. During our survey we noted that some of the flaunching was missing to the top of the chimney pots, this secures the clay pots onto the stack and without it can fall off. Some of the pointing also looks to be suspected defective and would require repointing.

2

E2 Roof coverings

The roof comprises of clay plain tiles with a clay half round ridge tile. The roof has an exposed eaves structure which comprises of the roof joist extending from the bottom of the roof beyond the external walls with a timber close boarded finish under the tiles, this is also been decorated with white gloss paint. The ends of the joists have been stained a dark colour. This roof has numerous failings of which are described below:

3

Slipped tiles. We noted numerous tiles (12+) had slipped on the roof and some were being held in with nails propped underneath the tiles. This detail is not recommended and all the slip tiles will require fixing back into position. As discussed in section F1 there is no under felt to this roof which makes the issue of the slips tiles more important than usual. This can be achieved by lifting locally the tiles around the slips tiles and re-fixing them as such.

3

Undercloaking. Between the tiles and the joists in close proximity to the dormer window there is a small section of tiling with the gap between that the joist. This requires filling with a mortar fillets and owners of the cloaking. This allows water to enter underneath the tiles and cause damage to the timber boarding forming soffit boards. We expect there will be an element of timber decay with the soffit boards and there will require timber repairs and decoration of a like-for-like basis.

3

Joist end timber decay. During our inspection we noted that the joist ends were in particularly poor condition having suffered from wet rot timber decay of the ends. On inspection we found that although the damage looks extensive the remaining timber was in fair condition however we could not identify how defective this was further into the sloping soffits of the roof space.

3

We would recommend that you remove the plaster finish and inspect the top of the wall internally to identify if any further damage has occurred, however we feel it is most likely that damage hasn't occurred and you be able to undertake extensive resin repairs to these timber elements. If we find that the damage is significant internally you have to have a splice repair (or doubled up joists subject to a structural engineer's design) of

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Outside the property (continued)

the affected timbers this could stretch throughout the whole wall. Note our inspection was only limited to what we could reach from the window safely. The joist ends will require immediate redecoration to prevent further damage.

Small flat roof structure. To the dormer window on the front elevation there is a small area of flat roof we noted that we had limited inspections of this roof however this does have a shed felt roof with clout nails holding on the felt. This is not a suitable roofing material and would need to be dressed in three layer felt or a liquid applied membrane system. We suspect this is the cause of the consequential damage internally. You should allow for replacing this small section of roof immediately.

3

Moss. This is a common problem on buildings with clay tiles. Moss grows on the surface of the tiles which should be removed with a stiff brush or you should make sure that all the rainwater gutters are periodically cleaned to prevent blockages.

1



Roof joist decay.

E3
Rainwater pipes
and gutters

The rainwater goods comprise of a cast iron shared gutter at both the front and the rear with downpipes also comprising of cast-iron. We noted a series shortcomings with these rainwater goods which are noted below:

3

Decoration. The rainwater goods are generally all in poor decorative condition with visible rust staining marks. We would recommend every section is removed redecorated

3

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Outside the property (continued)

and reinstated although it will be cheaper to replace the sections with the PVCu as these have a reduced ongoing maintenance cost.

Defective downpipes. Towards the front of the property in close proximity to the front door there is a swan neck type junction, comprising two brackets and a section of downpipe at an angle. This detail contains black gaffer tape as a repair to make them watertight. This is not an approved repair and will leak therefore the sections will need to be removed possibly including for a weld repair in addition to decoration. As before it will be more financially viable to replace these rainwater goods with PVCu. 3

Misaligned gutters with neighbours. Your neighbours have replaced their gutters with PVCu but have not correctly joined in between the two properties resulting in water coming down the gutter and leaking onto your property these gutters should be aligned albeit this may be a job for a specialist as the two profiles are different materials. This could be overcome with replacing the gutters with a similar section detail for jointing. The gutters are shared with your adjoining owners therefore you should check with your conveyancer if any agreement exists between the properties. 3



Downpipe taped together.

E4
Main walls

The external walls comprise of a mixture of cavity brickwork and render as their external surface the walls throughout are generally in fair condition commensurate with age, although they do have some visible shortcomings. There is a blocked up door at the rear and we were not able to view the damp proof course during the survey however we feel this 3

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Outside the property (continued)

is likely to be a bitumen based felt damp proof course if at all based on age, (lack of damp proof course has not caused any significant failures). During our survey we noted the following shortcomings:

Pointing. The pointing was in poor condition in patches especially to the area below a possible position for the damp proof course and just above the damp proof course to the left-hand side the front door. Other pointing was also poorly installed but in acceptable condition. Where defective pointing is noted will require raking out and replacing on a like-for-like basis however we feel this is minimal. 2

Render. The render had hairline cracks throughout on the front elevation. We were able to get up close to these hairline cracks and on tapping either side to the crack we could not hear any particular hollow spots. Hollow spots would indicate that the render had become detached from the substrate behind and would require removal therefore you should be able to fill the cracks that you can see and decorate over with a masonry type paint however, you should be careful to remove any loose render you observe during this process. 3

E5 Windows

The windows comprise of a mixture of double glazed PVCu, metal "Crittall" framed single glazed windows and timbers single glazed windows. The windows are in a mixture of different conditions and are discussed below: 3

PVCu windows. The PVCu windows have a mixture of locking and not locking openings. We feel these units are approximately 10 years old however we cannot be certain on their age (this can be identified with the conveyancers FENSA certificate search), typically these types windows last between 20 and 25 years. We did not see any evidence of misting of the windows (this is where the gasket seal around the double glazed units breaks down and allows air to enter causing condensation between the panes). We did however note that the window openings were stiff and the brackets drops in particular places causing the Windows to not lock correctly and to bind against the openings. Where this occurs pressure has to be put on the handles, causing the handles to become loose and break quicker than usual. To overcome this you require a specialist to come and ease and adjust the windows, tightening up the hinges, adjusting the brackets, installing any defective gasket seals and tightening up handles. 2

Timber windows. The timber windows vary dramatically condition with the sheltered side elevation timber windows (as they are within the walkway between two properties) being in fair condition commensurate with age, requiring cleaning and possibly redecoration. The rear window is in poor condition with a failed paint finish, failed putty joints and isolated areas of wet rot timber decay to the conservation joints and especially to the cill. This window will require the putty removed and replaced, the timber elements of the window rubbed down uncovering all the areas of timber decay, allow for splicing in new timber to the cill. You will also have to repair the joints between the timber uprights with a "Timber Repair Care" type resin based repair material. 3

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Outside the property (continued)

Metal window. Internally there is a single critical type window between the lean to area and the kitchen. A metal single glazed framed window with a painted finish is typically used in the 1960s and could be an original windows for the property. It was clear that both these windows were not opened regularly however they opened during the survey. As this window is not regularly weathered we feel that the current installation is sufficient.

2

E6
Outside doors
(including patio doors)

Both external doors comprise of decorated/varnished timber with a large glass elements with the front door having a single Yale lock the rear door having a single mortice lock. These doors were both in fair condition commensurate with age although it would be prudent to redecorate the doors including the frames. There may be some isolated timber repairs to the face of the frames, especially at low level on the front door.

3

We also want to make you aware that we did not see any BS stamps for safety glass. Therefore we would recommend replacing the glass with safety glass all replacing glass with the use of safety glass film. Both doors opened and closed effectively and do not warrant any further remedial works.

E7
Conservatory
and porches

To the rear of the property there is a brick built external structure which is enclosed with the party wall with a corrugated PVCu sheet finish on a timber roof structure. The other side of the structure has a makeshift door and window (which was originally used a secondary glazing) within the brickwork/blockwork wall structure.

3

The original part of the structure comprises a cement profiled sheets roof, brickwork walls, timber doorset with a small timber window and PVCu gutter. The floor throughout comprises of an insitu concrete floor.

This structure as a whole has a series of failings which mainly affect the infill structure:

Enclosing area walling material. The walls are a mix match of different materials with the timber elements rotting the brickwork and blockwork elements poorly laid, the window not fit for purpose and the timber door set being in poor condition. The roof appears to be relatively new installation however is only lightweight and we suspect it is not water tight (note that it does have a lead flashing with the main property although this requires repointing with a silicon based lead mastic such as "Leadmate" or similar approved).

3

We feel that the interlinking structure between the two properties should be removed and replaced with a more permanent structure, this should be able to be undertaken under permitted development (Planning) and with building control consent however you will be constrained to what you can achieve without cutting into the party wall, which will require a "party structure notice" under the Party Wall etc Act 1996. Drains may also effect your ability to to develop this structure. We feel the drains are not sward over this section which means they can be built over although this will need to be confirmed by the conveyancer.

Older structure roof material. The older structure appears to be in better condition however the profiled cement boards typically contain asbestos, therefore you should

3

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Outside the property (continued)

allow for testing this element with an asbestos "Refurbishment and Demolition Survey" prior to undertaking any works.

Older structure pointing. The pointing appears to be in poor condition with retrospective pointing undertaken in a different colour, this will have to be accepted you should allow for checking the condition of these walls closely after all the plants have been removed from around them. Notwithstanding this we feel that will only be isolated areas required from our inspections as per the main property. **2**

Defective timber window. The timber window was in poor condition with the decoration missing from the face. This requires extensive repair works where timber decay has occurred, especially to the cills and the bottom of the frame externally. It may be more cost-effective to replace the entire window. **3**

Rubbish. It was noted that there were a lot of possessions within this structure, we are assuming this is not removed before exchange, therefore you should budget for waste removal (this also affects the loft space, the garden and the garden shed). **2**

E8
Other joinery
and finishes

The fascias and soffits comprise of decorated timber throughout as described in E2 and were in generally fair condition overall commensurate with age we did observe some areas where the fascia had particularly poor painted finish and would require redecoration this may also then require some timber repairs. We would recommend undertaking timber repairs with a resin-based repair material such as "Timber Repaircare" or similar approved. In particular we noted that to the front gable there was particular damage to the fascias and soffits on the corner (as pictured). We were not able to reach this area with our ladder to determine if this is a degraded paint finish that requires only redecoration or if this had extensive timber decay. You should allow for inspection to determine this during guttering works in the meantime you should budget for extensive replacement of this, in particular. This is caused by a mixture of an insufficient gutter design, poor decoration to the timber elements and the concentration of water from the shape of the roof. Changing the gutters in this location would have a positive impact on this element. **3**

E9
Other

Soffit boarding of walkway. The boarding comprises of a decorated sheet material. This could be timber, calcium silicate board or an asbestos boarding. It is in good condition and requires no remedial work however should works be required you should test this element with an asbestos test. **3**

Front door step. The steps the front door comprise of brickwork and concrete. This has been painted red in the past and has been worn away. You should allow for redecoration. **1**

Roof protection wire. There is a roof protection wire bracket over the rear extension as the roof has a brittle finish. This requires replacement on a like for like basis. **3**

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Inside the property

Limitations to inspection

We were unable to lift the floors to the ground floor because of the potential asbestos containing materials.

1 2 3 NI

F1 Roof structure

The roof structure comprises of timber roof joists with a horizontal timber purlins which transfers the load of the roof structure onto the internal load-bearing walls with propping. The roof structure has no under felt. The timber ceiling joists support a lath and plaster ceiling of which there is a nominal (approximately 30 mm) thickness of rockwool type insulation. During our survey we noted several serious shortcomings with the loft space which require immediate remedial works:

3

Within the loft space you can see daylight through the tiles where tiles have slipped on battens as noted in section E2. Where you can see daylight remedial works will be required in the form of re-fixing the existing roof tiles. When undertaking this work externally there is a risk that the surrounding roof tiles and may crack or become damaged therefore you should allow for a nominal amount of additional replacements tiles.

3

Voids in the firewalls. Between the properties within the loft space it is a requirement under the building regulations to have fire resisting construction between the properties. This is been undertaken in brickwork for most of the structure however we can see through the voids to the neighbouring properties. These voids should be filled with block work or intumescent expanding foam.

3

Lack of ventilation. The roof structure relies on a constant flow of ventilation to remove hot air and any moisture from the day-to-day use of the property. Within the loft space there was an minimal amount of ventilation from the eaves junction this will require you to install small vents (as your neighbouring property has and as pictured) to ventilate at eaves level. As tile replacement is required you can utilise this with installing some ventilation tiles within the actual pitch of the roof as well.

3

Water staining to timbers. During our inspection we noted numerous water stains to the internal timbers this could be as a result of the poor ventilation or the numerous gaps in the tiles resulting in water ingress. We made a detailed inspection of the timbers and couldn't find any specific failings for timber decay therefore you are required to resolve the items previously mentioned.

3

Rubbish. As explained in the previous section E7 we found lots of possessions within them loft space which will require disposal, you should budget to skip these items.

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F

Inside the property (continued)



Slipped tiles visible in roof space.

F2 Ceilings

Ceilings throughout comprise of a mixture of lath and plaster and possibly replacement plaster board in sections. They have a mixture of finishes including plastered and artex with paintwork or stippled paintwork. We have also included for sloping soffits within the assessment of the ceilings. During our inspection we noted that there are numerous shortcomings of the ceiling finishes:

3

Detached plaster in the front bedroom. The plaster within the front bedroom has become detached, this comprises of lath and plaster. Lath and plaster is a system used in old properties where thin pieces of willow timber are nailed into ceiling joists (in this case roof joists too) and lime-based plaster is applied (containing horses hair traditionally) to form a surface that can be decorated. Unfortunately this has a minimal resistance to any moisture. In this position externally there is an area of possible water ingress either from the incorrectly specified small section of flat roof or the wet rot timber decay from the external joists. There are numerous cracks of this surface within this room therefore we recommend that the finishes are stripped to expose the roof structure. This will help determine if there have been any leaks from the above causes, we would recommend replacing the finishes with a plaster board finishes.

3

Possible asbestos containing materials. Within the property there are possible asbestos-containing materials within the polystyrene tiles and the artex finish. You should allow for "Refurbishment and Demolition Survey" before undertaking any works on these ceilings.

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Inside the property (continued)

F3 Walls and partitions

The walls and partitions comprise of a mixture of solid brickwork and timber stud work, with a mixture of lath and plaster and possibly plaster board finishes. The walls are finished with a mixture of painted lining paper, wallpaper, artex, stone finishes and glazed tiles. All the wall finishes are in particularly poor condition. We noted the following items which you should be aware of: 3

Possible studwork decay. In the past the shower tray has leaked which has caused extensive wet rot timber decay to one of the skirting boards in the kitchen (covered in a later section F7). 3

The studwork is located between this timber decay and the shower. We feel this is at high risk of timber however could not confirm this without destructive tests.

We would therefore recommend that you budget for complete replacement of the wall structure around the toilet if you find it comprises of timber this will also include any support underneath the shower tray which may also be timber.

The tiling used in the toilet room is lifting in sections especially in close proximity to the window these tiles are old and will be difficult to replace, therefore we would recommend re-tiling the whole room. 3

Window heads in the rear bedroom. We noticed that there were numerous cracks in the heads of the windows, we feel this is caused from using a mixture of materials including concrete and lath and plaster. Where these cracks exist carefully, remove the existing finishes and replace with plasterboard or where practicable leave the finishes in place and board over. 3

Lath and plaster finishes and rewiring. As discussed in section G1 the property will require a complete require. Lath and plaster cannot be chased into walls due to the nature of the long willow lathes. Therefore it may be more cost-effective to remove the lath and plaster finishes allowing for the rewire and then replacing with a plasterboard finish before skimming. 1

Possible asbestos containing materials. As with the ceilings the artex used in the walls is a possible asbestos containing material and will need to be tested with a "Refurbishment and Demolition Survey". 3

F4 Floors

The floor structure is comprise of a mixture of suspended timber to the first floor and the front part of the ground floor and concrete to the rear part of the ground floor. On top of these floors there are a mixture of ceramic tiles on a concrete screed and fair face floorboard finishes with some vinyl floor tiles throughout. We were happy with the ventilation under the front part of the house with the numerous vents, likewise we did not experience excessive movement within the ground floor structure therefore we feel that the structure of this floor is sufficient. We also observed many shortcomings with the remaining floor coverings and structures which are noted below: 3

Property address



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F

Inside the property (continued)

F5
Fireplaces, chimney
breasts and flues

Possible asbestos-containing materials. The vinyl floor coverings are notorious for containing a type of asbestos commonly known as white asbestos, this can be within the tile itself or the adhesive used to stick the tiles down. You must test all vinyl floor tiles and the adhesive with a refurbishment and demolition survey. **3**

Uneven glazed tile floor coverings. Within the rear kitchen and bathroom areas a ceramic tile has been used throughout, this has a chipped finish in close proximity to the lounge and will require replacement. We also noticed that the whole surface of the tiles was uneven from a poorly laid screed. Although this does not detract from the floor in any way we would recommend this is laid level with new tiles. You should also keep some spare tiles encase of breakages as matching in old floor tiles is difficult. **3**

Fireplaces are original and comprise of four distinct chimney stacks serving to the upstairs bedrooms, one in the front lounge and there is one missing in the kitchen. We believe this was undertaken historically there is no cracking or evidence of a chimney within the kitchen itself and the ceiling finishes are old. The other fireplaces are in dated condition comprise of a mixture of either open fireplaces or 60s style gas fireplaces. The open the fireplace was in poor condition decoratively was this is cleaned up it could become a feature within the room. **3**

Possible asbestos-containing material. The 1960s style gas fires are notorious for having asbestos content within them, therefore you should allow to test with a refurbishment and demolition survey. **3**

F6
Built-in fittings
(e.g. wardrobes)

The property has a limited amount of decorated timber built in fixtures and fittings mainly hiding the electrical cupboards in the lounge, shelving in the lounge built in cupboards in the front bedroom of the first floor additional shelving to the rear bedroom. All the joinery has a dated appearance with either a varnished or a brightly coloured finish. These can still be used if their dated appearance is accepted. **1**

F7
Woodwork
(e.g. staircase and
joinery)

Staircase. The staircase comprises of timber with the carpets being removed from the surface this was in fair condition commensurate with age and did have deflection when walking up and down we feel this is completely normal and would warrant any repair works. **3**

The joinery throughout comprises of softwood and makes up the skirtings, architraves and doorframes. Mostly these are in fair condition commensurate with age however we did note to the kitchen area there is an extensive amount of wet rot timber decay to skirtings extending into the toilet room. You will have to remove all the skirtings that are affected and replace.

Doors. The doors throughout are a mixture of flats timber doors, panelled timber doors and glazed timber doors. These are all in dated condition and would benefit from complete replacement however we have considered their condition individually below:

The plain timber doors have a painted finish and a dated handle these are low weight and have corrugated cardboard in the centre of them. Sometimes this age of door can **3**

Property address

F

Inside the property (continued)

have an asbestos board located within the core of the door therefore this will need to be included with the refurbishment and demolition survey.

Panel timber doors these timber doors are more resilient to redecoration as they are made from softwood and are not panelled in the same way that the flat door would be. Notwithstanding this sometimes the panels can be replaced by asbestos boards therefore you should allow for testing this as well however this is more unlikely. May be able to retain these doors with rubbing down and redecoration in a more neutral style. **2**

The glazed door between the kitchen the lounge did not have any BS stamps on the glass therefore we cannot confirm it is safety glass and will require replacement or the individual panes of glass laminated with safety glass film. **3**

F8
Bathroom and
kitchen fittings

The bathroom and kitchen are located in the same area in within the property to the ground floor. The bathroom is split between a toilet room and a shower room with a sink. The bathroom fixtures and fittings are dated. It should be noted that the toilet cistern is also a potential asbestos-containing material. The sink is a dated sink bowl with individual dated chrome taps that were working during the survey. Underneath the sink is a timber cupboard which sits proud of the sink this is a poor design choice and should be removed. The shower was not operational during the survey and will need to be replaced this has the feed to fill the shower extending from low-level this is a necessary and aesthetically not pleasing. The shower cubicle itself was leaking from the mastic joints and will require replacement these ceramic tiles throughout are dated dirty with black mould staining and would also benefit from replacement. Further investigation should be made under the shower tray to identify if any timber decay was apparent. **3**

The kitchen comprises a mixture of modern worktops with modern laminates chipboard cupboards and drawers and the original sink unit comprising of softwood. The sink is chrome with chrome taps and the drainage board. The original tiles exist within this will with a space for a freestanding hob (currently filled by a gas hob) this installation is dated and requires complete replacement. The new units appear to be poor quality and the old units are life expired. This installation would benefit from being completely replaced.

F9
Other

N/a

NI

Property address



Services

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

Limitations to inspection

N/a

1 2 3 NI

G1 Electricity

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

The electrical installation was the original electrical installation. This comprises of a service head entering the property within the lounge. This service head is fused and enters a digital meter. From this digital meter the supply is split into three live and neutral cables which feed individual switches, these switches will have a fuse wire within them acting as a circuit breaker and the particular switches. These switches will control different circuits within the property (lighting/ring main). The requirements for electrical installations mean that the installation and needs to meet the building regulations at the time of installation therefore this is legally allowed however we regard this installation as dangerous as fuse wire takes a long time to trip out meaning that if someone was to be electrocuted through a faulty device the power would not necessarily trip out (or if it doesn't it will take a long time). As a minimum requirement you should get an electrician to check this installation however we would recommend that you replace with a modern distribution board with MCBs and RCD protection. 3

The wiring also looked to be original with rubber insulation which over time becomes brittle and splits, therefore within the walls there may be live wires that are missing insulation. For this reason we would recommend undertaking a whole house rewire.

The fixtures and fittings throughout the property comprise of a mixture of modern replacement boxes for light switches and sockets. Light switches and timber lights fittings again these are all dated with most of them being original to the property and requiring replacement. You must get an electrician to undertake an electrical test of the wiring and advise next steps. Note their advice may differ from ours.

G2 Gas/oil

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

The incoming gas supply is located under the stairs, enters an imperial gas meter and is distributed under the floor voids with copper pipework to the gas fires, and the boiler. We did not see any shortcomings with this installation. 1

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Services (continued)

G3
Water

The water is mains supplied from main stopcock is located within the road or possibly the side pathway. We were not able to confirm the main stopcock into the building however it is most likely to be in the kitchen between the shower and the toilet rooms.

3

The water is piped around the property with copper pipework. All pipework and fittings appeared to be in good condition where visible, although the pipework within the shower had an excessive amount of green staining.

G4
Heating

The heating and water heating is undertaken by a combi boiler. This was not operational at the time of the survey and had the cover removed. We did not see a Gas Safe certificate for installation. You should ensure your conveyancer is in receipt of these documents. If a Gas Safe certificate is not produced you should ask a plumber to certify the installation. We also feel this is broken as the cover was off. Therefore you should ask a plumber to test its operation.

3

G5
Water heating

The hot water is also via the combi boiler, we did not observe any defects during the survey as the boiler was not operational.

NI

G6
Drainage

Above ground drainage. There is no soil stack with the property. The kitchen waste drain into a gully located in the enclosed space at the rear of the property with PVCu waste pipework. As well as being aesthetically poor the smells from this drain will drift inside. This would benefit from having a small boxed in sub stack with an air admittance valve and waste pipe connections.

2

Other PVCu traps, pipework and connections internally were heavily stained and we suspect many of them were leaking.

Below Ground drainage. We were able to lift two inspection chambers in the side access. These are brick built pits with metal drainage covers and clay drainage pipes. We did not observe any structural failures however the drains were partially blocked by fat. This will require cleaning. Note we feel this is a shared drain (to be confirmed by the conveyancer) and as such may have a reduced rate for clearance from the local water authority.

You should also check the location of the shared drainage as it can be difficult to build across public drains (legally).

G7
Common services

N/a

NI

G8
Other services/features

Telecoms. The property has a broadband router and phone line located in the ground floor of the property.

1

TV. The digital TV aerial was located within the loft space.

Smoke detection. We did not observe adequate smoke detection to both floors, you should

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Services (continued)

install smoke detection to both floor levels.

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Grounds (including shared areas for flats)

Limitations to inspection

We were only available to undertake limited inspections as the grounds were overgrown and full of rubbish.

1 2 3 NI

H1
Garage(s)

N/a

NI

H2
Permanent outbuildings
and other structures

The property has a timber shed with a felt roof. This is in poor condition with a rotten structure. This is beyond repair and should be removed. The greenhouse is an aluminum frame with glass. The glass has smashed in many panes. We could not confirm the glass is safety glass and should be replaced, again it would cost more to replace the glass than replacing the greenhouse in its entirety.

3

H3
Other

The property has a mixture of external features including fencing, paving and a small pond. these are considered below:

Fencing. The boundaries are denoted by a mixture of timber fences and hedges. These are in fair to poor condition commensurate with age with the rear of the garden having missing or broken fence panels. These will require replacement. The sections in fair condition will require repairs.

Pond. The pond is close to the back door and can be considered a health and safety risk if not properly covered. We were unable to assess the condition of the pond as it was overgrown.

Hardstandings. These comprise of a mixture of concrete finishes. None of these were particularly decorative and were in functional condition.

General rubbish. The property has rubbish scattered around the back garden that would benefit from wholesale removal. This includes (but not exclusively) tools, car parts, cabinets, timber, garden furniture, gates, washing line and garden waste. We will recommend that you budget for a number of skips for this.

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Issues for your legal advisers

We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations

Obligations for the flying freehold. The room over the passageway may be a flying freehold. Your conveyancer needs to confirm the ownership of the passageway and advise further.

We recommend careful checking of the FENSA and Gas Safe certificates.

We recommend you obtain tests for the electrical installation.

I2 Guarantees

We believe no guarantees for this property exist.

I3 Other matters

The drains of this property may pass under the adjacent property. You should ask your conveyancer to confirm this and explain the implications.

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

The rear of the property has a walkway for the other properties to use, you should ask your conveyancer to explain the limitations imposed on you with this.

The gutters to the property are shared. You should ask your conveyancer if there is any agreement in place over maintenance.

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Risks

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

<p>J1 Risks to the building</p>	<p>Electrical. Possible cause of fire in the property.</p> <p>Timber decay. Roof joists, timber eaves detail, skirtings, possible studwork near shower.</p> <p>Roofing repairs. Slipped tiles, flat roof replacement.</p>
<p>J2 Risks to the grounds</p>	<p>Flooding. Flooding from blocked drains.</p>
<p>J3 Risks to people</p>	<p>Asbestos. Asbestos containing material in numerous places.</p> <p>Fire stopping in loft space.</p> <p>Electrical. Historic electrical installation.</p> <p>Garden pond. This is unprotected.</p> <p>Replacement glass. Greenhouse and timber glazed doors require safety glass.</p>
<p>J4 Other risks or hazards</p>	<p>We must bring to your attention that any building material used in a property before the year 2000 has the potential to contain Asbestos (ACM is Asbestos Containing Material). We have brought to your attention within the report items which we feel are likely to be ACMs however (and should be tested with a Refurbishment and Demolition Survey), you should confirm with an asbestos surveyor where the likelihood of other ACMs including (but not exclusively): Toilet cisterns, artex, water tanks, boilers (insulation, gaskets, casings), flues and cowls, sheet materials (cement board, insulation board), gutters, electrical equipment, gas meters, pipe insulation, door backing boards, adhesive flooring, vinyl flooring and sink pads. A licensed asbestos company will be able to advise further.</p> <p>CDM Regulations. In April 2015 the Construction Design and Management regulations changed to include domestic clients. This means if you undertake building work you may need to appoint a principal contractor or principal designer if more than one contractor is required. Your contractor should be able to advise further.</p>

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Energy efficiency

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

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

K1 Insulation

There is a minimal amount of insulation in the property. The walls can be insulated with retrospective cavity fill insulation and the loft have 350mm thickness rockwool insulation for considerable savings on energy bills. New replacement windows for the timber windows would also benefit the thermal insulation of the property.

K2 Heating

The heating is fired by a modern boiler, improvements can be made by installing thermostatic radiator valves to the radiators where missing.

K3 Lighting

The lighting comprises of dated pendant light fittings with filament bulbs to the property with fluorescent tubes in the kitchen. We would recommend wholesale replacement with modern LED fittings/bulbs for their low energy use and associated cost savings.

K4 Ventilation

We noted that there were no mechanical extraction vents within the bathrooms or kitchen, these should be installed to prevent foul odours from lingering within these rooms and prevent build up of moisture. This build up of moisture can cause black mould. The property has replacement double glazing reducing the natural ventilation, however with a property of this age air tightness will not be comparable to a new build, and drafts may require tracing and remedial actions taken on an individual basis.

K5 General

No additional energy saving measures have been installed for comment. Any new installations should be subject to a full feasibility from a specialist.

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Surveyor's declaration

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

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="5012202"/>	Qualifications	<input type="text" value="BSc (Hons) MRICS"/>
For and on behalf of			
Company	<input type="text" value="David Willis Consultancy"/>		
Address	<input type="text" value="12 Kingfisher Court, London Road,"/>		
Town	<input type="text" value="West Kingsdown"/>	County	<input type="text" value="Kent"/>
Postcode	<input type="text" value="TN15 6EW"/>	Phone number	<input type="text" value="07449866267"/>
Website	<input type="text" value="www.davidwillisconsultancy.co.uk"/>	Fax number	<input type="text"/>
Email	<input type="text" value="info@davidwillisconsultancy.co.uk"/>		
Property address	<input type="text"/>		
Client's name	<input type="text"/>	Date this report was produced	<input type="text" value="16 October 2016"/>

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

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

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



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

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

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Building Survey...

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

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

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 a 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.

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

Services to the property

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

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, 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 treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

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

Condition ratings

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

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

Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

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

NI - not inspected.

Continued...

Description (continued)

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

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

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

Risks

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

Standard terms of engagement

- The service** - the surveyor provides the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - plan drawing;
 - schedules of works;
 - re-inspection;
 - detailed specific issue reports;
 - market valuation and re-instatement cost; and
 - negotiation.
- The surveyor** - the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- Before the inspection** - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- Cancelling this contract** - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.
- Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

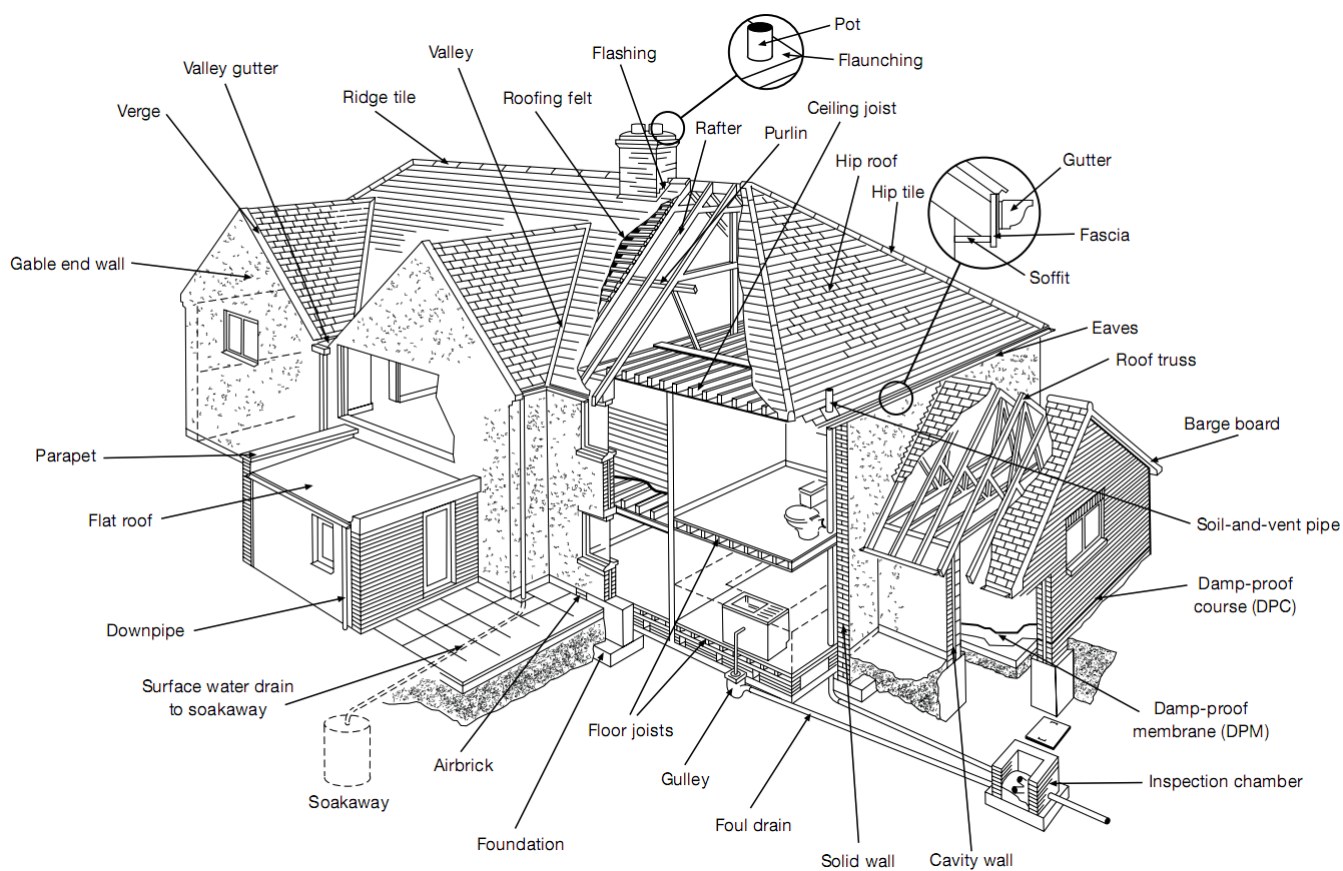
Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

Typical house diagram

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



Property address



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