

RICS  
**Building Survey**

Property address	<input type="text" value="Sample"/>
Client's name	<input type="text" value="Sample"/>
Date of inspection	<input type="text" value="04 August 2014"/>

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\* Please read the entire report in order.

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# A

## Introduction to the report

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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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# B

## About the inspection

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Surveyor's name	Kevin Shaw		
Surveyor's RICS number	1122872		
Company name	Kevin Shaw & Associates		
Date of the inspection	04 August 2014	Report reference number	KS11082014113907
Related party disclosure	We have no links to this transaction.		
Full address and postcode of the property	Sample		
Weather conditions when the inspection took place	It was dry and sunny at the time of our inspection. This was preceded by a period of generally dry weather. As it was not raining we are unable to comment fully upon the effectiveness of the rainwater fittings.		
The status of the property when the inspection took place	The property was vacant and unfurnished at the time of inspection, although floors were covered with carpets and other fitments.		
Property address	Sample		

# 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.

<b>3</b>	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
<b>2</b>	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.
<b>1</b>	No repair is currently needed. The property must be maintained in the normal way.
<b>NI</b>	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.

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## 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

XXXX is an impressive family house in a good semi-rural location on the outskirts of Lymington.

Our inspection revealed the property to be structurally satisfactory with no major repairs required. The various works outlined in the report are very typical and are not serious, although you must be prepared to accept the cost and inconvenience of dealing with the various repair and improvements required. These items are common in properties of this age and type and provided that the necessary works are carried out to a satisfactory standard, no more than normal maintenance should be needed.

3

Section of the report	Element Number	Element Name
F: Inside the property	F5	Fireplaces, chimney breasts and flues
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating

2

Section of the report	Element Number	Element Name
E: Outside the property	E3	Rainwater pipes and gutters
	E4	Main walls
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F: Inside the property	F1	Roof structure
	F4	Floors
G: Services	G3	Water
	G8	Other services/features
H: Grounds(part)	H1	Garage(s)
	H2	Permanent outbuildings and other structures

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## C

# Overall assessment and summary of condition ratings (continued)

1

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E5	Windows
	E8	Other joinery and finishes
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F6	Built-in fittings (e.g. wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
G: Services	F8	Bathroom and kitchen fittings
	G5	Water heating
	G6	Drainage

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## C

# Overall assessment and summary of condition ratings (continued)

## Summary of repairs (and cost guidance)

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

Repairs	Cost guidance (where agreed)
Replace slipped or missing tiles (see section E2 Roof Coverings)	***Not Agreed***
Clear blocked gutters and valleys (see section E3 Rainwater fittings)	
Reduce external ground levels (see section E4 Main walls)	
Improve sub-floor ventilation; ideally check sub floor timbers prior to recovering (see sections E4 Main walls and F4 Ventilation)	
Replace rear entry door (see section E6 Outside doors)	
Replace failed double glazing in conservatory (see section E7 Conservatory)	
Improve ventilation in main roof void (see sections F1 Roof structure and K4 Ventilation)	
Eradicate mice infestation (see section F1 Roof structure)	
Check and replace polystyrene insulation (see section F1 Roof structure)	
Replace bathroom and kitchen fittings (as required).	
Upgrade central heating/hot water system (as required)	
Install mains wired smoke alarm system together with audible carbon monoxide detectors (see section G8 Other Services)	
Cosmetic repairs to garage annexe walls/ceilings prior to redecoration	
Improve sight lines/install mirror by main entrance (if possible)	
These and the other repairs outlined in this report.	

## Further investigations

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

The various elements of the property requiring further investigation are listed below. These are generally the items in the report given a Condition Rating 3 (further investigation).

- Further inspection of the wood burner (see section F5 fireplaces)
- Further inspection of the electrical installation (see G1 electricity)
- Further inspection of the gas installation (see G2 Gas/oil)
- Further inspection of the heating installation (see G4 Heating)

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# D About the property

Type of property	<p>The property comprises a large detached family house set in gardens and grounds just over two acres.</p> <p>All directions given in the report assume that the reader is looking towards the front elevation of the property, which faces approximately north west.</p>
Approximate year the property was built	1948
Approximate year the property was extended	1992
Approximate year the property was converted	Not applicable
Information relevant to flats and maisonettes	Not applicable

## Accommodation

A room layout plan is attached in the Appendix. This is a reproduction of a floor plan within the selling agent's brochure and has not been checked and its accuracy is not guaranteed. For ease of reference and to assist comprehension in the following report the room descriptions used in the following text are those shown on the agent's plan.

## Construction

The property is of traditional construction. The following main components were noted:

Roof : The main roof is essentially of pitched hipped design covered with plain clay tiles and supported by a traditional timber rafter and purlin frame. There are a number of secondary roofs which are also pitched with tile coverings.

Main walls : The main walls are of cavity construction with brick elevations.

Floors: The ground floors are partly of suspended timber joist construction and partly of solid concrete whilst first floors are of timber.

## Means of escape

There is adequate means of escape via the windows and doors.

As the property has accommodation on two storeys, no special precautions are needed, but good smoke and heat detection is essential to give early warning of a fire and allow for emergency exit (see section G8 Other services/features).

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## D

## About the property (continued)

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Fire is always a danger but we see no abnormal risks in this property. It is recommend that a fire drill is agreed with all occupants and regularly practised so that they know what to do in the event of a fire. Further advice can be obtained from the local fire and rescue service. A mains wired smoke alarm system should be installed (see section G8).

### Security

A security alarm system is provided; this was not tested and it is not known whether it is NACOSS approved. It is recommended that regular maintenance of the system is arranged.

There is some external floodlighting which is a useful deterrent. You may wish to consider CCTV which is now relatively inexpensive.

### Energy

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

D55 (EPC carried out on 6th February 2012)

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## D

## About the property (continued)

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### 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)

None.

### Grounds

The property occupies a plot which extends to just over 2 acres (according to the agents particulars), including terrace, lawn and separate paddock.

There is an attached three car garage with work shop, garden room and cold store. There is a further separate detached single garage.

### Location

The property is situated in the Boldre Valley , a semi-rural location on the outskirts of Lymington.

Lymington is a Georgian market town situated on the south coast between Southampton and Bournemouth.

The property is believed to fall within the New Forest National Park boundaries which will impose additional planning restrictions on the property.

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# D About the property (continued)

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## Facilities

Lymington has a wide range of shops and boutiques including three supermarkets. Lymington is famed for its excellent sailing facilities including two large marinas on the Lymington river, three chandleries, and moorings on the river and at the Town Quay for visiting Yachtsmen. Every Saturday there is a Charter Market which runs the entire length of the High Street.

There is a mainline railway station at Brockenhurst which offers a fast link to London (Waterloo 90 minutes approximately). Junction 1 of the M27 lies 11 miles to the north, and links with the M3 for access to London.

## Local environment

Your attention is drawn to the fact that the subsoil in this district is predominantly clay. Clay sub-soils are susceptible to shrinkage during periods of extremely dry weather as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy it is recommended that no shrubs or trees with high water demand be planted close to any buildings. It should be ensured that your buildings insurance policy includes adequate cover for subsidence and heave damage.

Care will therefore be needed when planning any future planting within the boundaries.

Roots of trees, hedges and shrubs can cause damage to foundations and services. It is generally believed that pruning of branches helps to reduce root growth, and it would be prudent therefore to keep the vegetation regularly pruned to a reasonable height.

## Other local factors

There are no significant adverse factors regarding the location of the property, to our knowledge.

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## E

## Outside the property

### Limitations to inspection

Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property and from the public highway or rights of way



Right side chimney stacks

1 2 3 NI

E1  
Chimney stacks

There are five brick chimney stacks appertaining to the property which serve (or would have served) fireplaces in the main reception rooms and bedrooms above. There are two tall brick stacks to the left side of the main roof and two to the right side with the fifth stack located to the rear. 1

Our inspection of the stacks was undertaken from ground level with the use of binoculars.

The stacks are all sealed to the adjacent roof coverings with stepped lead flashings, apron and back gutter. The stacks are surmounted with various pots and metal cowls.

The chimneys all appear to be in a structurally sound condition with no evidence of any unacceptable thermal cracking or deviation from vertical.

The brickwork was generally found to be in a reasonable condition with no significant frost damage or deterioration apparent. The pointing is weathered in places, which is to be

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## E

## Outside the property (continued)

expected in a property of this age. Some localised repointing repairs will be required in due course. This is not considered urgent.

The lead flashings sealing the chimneys to the roof coverings are in satisfactory condition (where visible), with no signs of significant water penetration. However, stacks of this age do not usually incorporate a proper damp-proof course and even with the flashings in good order, some internal dampness may still occur from driving rain.

Condition rating 1 No repair is required at present. The property must be maintained in the normal way.

### NOTES:

(i) The back gutters to the rear of the chimney stacks at the abutment with the roof are a common source of damp penetration as they are rarely inspected or maintained. If damp penetration occurs internally around the chimney breast they must be replaced.

(ii) As chimney structures are the most exposed part of the building they are prone to heavier weathering. Effective maintenance is therefore essential

(iii) The material costs of repairs to chimney stacks is minimal, but scaffolding is usually required for access, which is relatively expensive. Repair works are best carried out by a competent roofing contractor or general builder.



There is the odd slipped tile (annexe roof) which will need replacing

Property address

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## E

## Outside the property (continued)

E2  
Roof coverings

MAIN ROOF

1

The main roof is essentially of pitched hipped design with two hipped sections to rear. The main roofs are covered with plain clay tiles and finished with bonnet hip tiles and half round ridge tiles bedded in mortar. At the abutment of the various roof sloping tile valleys are provided.

The roof frame is overlaid with sarking boarding which in turn appears to have been overlaid with roofing felt.

The roof slopes are reasonably even with no significant distortion or other serious defects that will affect the performance of the coverings. The roofs are also laid at an adequate pitch for the coverings. There are no indications of any significant slipped, damaged or loose tiles. Nevertheless having regard to the age of the roof ongoing maintenance should be anticipated namely the replacement of the odd, slipped or missing tile.

All ridge and hip tiles are in place and appear to be adequately bedded and in satisfactory condition. However, it should be noted that these tiles are often dislodged by high winds and for safety they should be periodically checked and re-fixed, as found necessary. Bedding mortar was noted to be weathered in places.

Condition rating 1 No repair is required at present. The property must be maintained in the normal way.

NOTES:

(i) It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs and this can be expensive.

(ii) No provision has been made for ventilation of the main roof voids which is considered important. Ventilation is important in order to prevent problems with condensation which could lead to timber decay (see sections F1 & K4).

(iii) Valley gutters are often a source of leakage due to blockages and regular inspection/cleaning should be undertaken.

(iv) The moss growth to the roof surfaces is not serious, although occasional cleaning down will be needed (we recommend every two years). Although a variety of chemical treatments are available, we would recommend that the moss is removed by light brushing only, to avoid damage to the roof tiles. Because some of the moss growth will inevitably become lodged in the gutters and downpipes, it is important to make sure these are cleared out every year (see also Section E3 Rainwater pipes and gutters).

SECONDARY ROOFS:

2

Garage Annexe Roof:

The roof over the garage annexe is of pitched hipped design covered with plain clay tiles and finished with half round ridge tiles fitted to a proprietary ridge vent system. At the abutment of the various

There are a few slipped and missing tiles which should be replaced.

Property address

Sample

## E

## Outside the property (continued)

Condition rating 2

Rear extension Dining/Day Room Roof

There is a pitched hipped roof to the rear covered with plain clay tiles and bonnet hip tiles. The roof coverings are sealed to the adjacent walls with lead flashings. Sloping metal lined valleys are provided at the change in the roof slopes.

No significant defects were noted to the tiling or leadwork. The valley gutters are partially blocked and require clearing (see section E3 below).

Condition rating 1

Front Porch Roof

There is a lean-to tile roof over the front entrance porch which is sealed to the adjacent walls with stepped lead flashings.

No significant defects were apparent.

Condition rating 1

E3  
Rainwater pipes  
and gutters

Rainwater is collected from the base of the main roof slopes by black half round PVC-u gutters. Rainwater outfall is then discharged via PVC-u downpipes which in turn discharge below ground level into either soakaway chambers or surface water drainage systems. 2

The gutters to the annexe roof and the sloping valley gutters to the rear dining/day room roof are partially blocked and should be cleared.

Elsewhere, no serious defects were noted from ground level. However it was not raining at the time of our inspection and we recommend that the rainwater fittings generally are checked during a period of significant rainfall in order that the full extent of any inadequate falls, blockages, defective joints or other defects which may give rise to possible leakage can be established and all necessary repairs undertaken.

A wire guard is provided to the rear roof slopes to prevent debris falling into the gutter. The moss/debris trapped behind the guard should be periodically removed.

Condition rating 2

NOTES:

(i) We recommend the provision of a cage at the tops of downpipes and that the gutters are inspected at least once a year and accumulated leaves, silt and other debris be removed to prevent blockages.

(ii) Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

E4  
Main walls

The main walls are of cavity brick construction approximately 330mm in thickness. A bitumastic damp proof course (DPC) has been incorporated to the base of the original walls whilst a plastic DPC was noted to the extension walls. 2

In places, the external ground level is less than 150mm below the correct damp proof

Property address

Sample

## E

## Outside the property (continued)

course level. The ground level should be reduced. Failure to do so could result in the development of dampness internally although we would add that no evidence of dampness was noted internally at the time of our inspection.

The number and distribution of sub floor vents is inadequate and ventilation to the sub floor void is restricted. We therefore recommend provision of additional or larger sub floor vents to the front to ensure adequate through flow of air beneath the timber suspended void and to prevent the build up of condensation and subsequent decay to the floor timbers.

No inspection of the foundations could be made so we are unable to report on their form, or on the condition of the soil beneath them. Overall the main enclosing walls appear structurally satisfactory with no evidence of current subsidence, settlement or other forms of significant structural movement and there is nothing to suggest the foundations are defective or inadequate.

The condition of the external brickwork and pointing appears to be generally in a satisfactory condition. Some localised repointing will however be required from time to time.

Condition rating 2

NOTES:

(i) The cavity walls of this property are formed in two leaves which are usually held together with metal wall ties. The metal ties used in properties built before 1981 were prone to corrosion which, if significant, could lead to structural movement. Whilst there was no external evidence of wall tie failure some deterioration of the wall ties will undoubtedly have taken place to some degree and will continue. It has not been possible to inspect the wall cavities but specialist inspection services are available.

(ii) In the construction of a property, it is imperative that mortar and other debris are kept off the cavity wall ties and out of the cavity itself. The presence of mortar on the ties and other debris within the cavity can lead to damp transmission to internal surfaces or premature deterioration of the wall ties.

(iii) A lime based mortar pointing has been used. It is important that when any repointing is undertaken that a lime based mortar is used in order to prevent damage to the brickwork.

(iv) Shrubs and creepers growing against walls are attractive, but it is important that they are regularly cut back as they can cause damage and encourage dampness by reducing evaporation from the masonry. Creepers should not be allowed to grow into roof coverings as very expensive damage can occur.

E5  
Windows

Windows predominantly comprise PVC-u double glazed replacement casement units with 'leaded lights'. Velux rooflights have been provided to the annexe extension whilst two large oriel style windows have been incorporated to the main front elevation. 1

The windows were found to be well restrained within their openings and specimen windows were found to open and close satisfactorily when tested.

The double glazing was satisfactory in condition (apart from the conservatory glazing), with no repairs required at time of reporting. Little assurance can be provided regarding the longevity of sealed double glazed units whose lifespan is dependent upon a number of factors including; quality of manufacture, installation standards and atmospheric conditions

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## E

## Outside the property (continued)

when sealed units were made

Whilst the windows are considered functional and in reasonable condition we would anticipate that many prospective purchasers would choose to replace the windows on aesthetic grounds. If this is your intention you should obtain quotations prior to purchase so that you can budget for the likely cost.

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

NOTES:

(i) It should be noted that any installation of replacement window and door frames after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Adviser to check whether these frames comply.

(ii) Windows can suffer from high levels of condensation, particularly during cold weather. This can be difficult to manage, but is often minimised by good heating and ventilation. Any mould growth is best cleaned with dilute bleach.

E6  
Outside doors  
(including patio doors)

The external doors are of PVC-u double glazed specification

2

Apart from the garden room doors (see section H2) all the doors were found to open and close satisfactorily and are well restrained within their frames.

The seals to the double glazed doors to the rear entrance lobby have failed allowing condensation/misting to occur between the panes. Deterioration to the other units is possible.

Condition rating 2

NOTES:

(i) Replacement door frames that were installed after April 2002 should have either building regulation approval or have been installed by a contractor registered with FENSA. You should ask your Legal Adviser to check whether these doors comply and whether there is a guarantee available (see section I1).

(ii) When taking up occupation, it is advisable to change the locks. All door keys should be kept readily available to allow for emergency escape.

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## E

## Outside the property (continued)



A number of the double glazed panels have failed allowing misting between the panes. Affected units will need to be replaced.

E7  
Conservatory  
and porches

#### CONSERVATORY

2

Attached structures include a side conservatory which is of part brick part PVC-u construction set beneath a lean-to polycarbonate roof. The roof is sealed to the adjacent walls with a lead cover flashing.

The seals of some of the double glazed units have failed and vapour has entered the void between the panes of glass, resulting in misting and condensation. Whilst unsightly this is not usually serious, although complete replacement of affected units is the only possible solution. Deterioration to other units is likely.

Consideration could be given to replacing the roof with insulating glass eg Pilkington Cervoglass Activ (or similar). However we would anticipate that many prospective purchasers would choose to replace the conservatory, possibly with an orangery. If this is your intention you should obtain quotations so that you can budget for the likely cost.

Condition rating 2

#### PORCH

There is a front entrance porch which is of brick construction beneath a pitched and hipped lean-to tile roof.

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## E

## Outside the property (continued)

No significant problems were found.

Condition rating 1

NOTES:

(i) Conservatories suffer from high heat losses (and gains). Because of this usage may be restricted during very hot or cold weather.

(ii) We cannot comment upon the conservatory or porch foundations. There were no above ground indications to suggest a problem.

E8  
Other joinery  
and finishes

Eaves joinery to the main roof comprises PVC-u fascias and soffits (unvented).

1

From a ground level inspection the plastic joinery appeared satisfactory with no significant defects apparent.

Condition rating 1

NOTES:

(i) The original eaves joinery may have been over-clad. This could not be determined. There is a possibility that asbestos (AIB) soffit boards were also utilised. Caution should be exercised when removing the plastic eaves joinery or in the formation of eaves ventilation. It is also possible that the plastic joinery has been fitted over existing timber finishes. It is not possible to comment on the condition of unseen timbers.

(ii) No provision has been made within the overhanging soffits for any ventilation within the roof voids. This is considered to be most important in properties nowadays in order to prevent the formation of condensation (see section K4 Ventilation)

E9  
Other

We recommend that the property is insured on "all risks basis" during the period of your ownership and therefore if future problems with ground movement, subsidence, settlement or foundation failure were ever encountered that this would be a fully insured peril.

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## F

# Inside the property

## Limitations to inspection

Floor coverings were not removed or lifted at the edges and no inspection of any subfloor voids was undertaken.

Our inspection of the roof voids was limited to readily and safely accessible areas only.



Main roof void. The roof structure comprises a traditional timber rafter and purlin frame overlaid with sarking boards.

1 2 3 NI

F1  
Roof structure

### MAIN ROOF

2

Access to the main roof void is gained via a hatch in the landing ceiling. A drop down aluminium loft ladder is provided.

The roof frame is of traditional rafter construction, incorporating hipped timber rafters and ceiling joists, with two sets of purlins provided at right angles to the main rafters, offering support. Timber collars provide additional restraint.

The roof is constructed with sarking boarding (horizontal planks of wood) laid over the rafters, this was a traditional method of providing secondary protection against driving rain and snow, prior to the use of modern underfelt.

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## F

## Inside the property (continued)

The roof structure appears satisfactory with no undue deflection of timbers or other deficiencies.

There is no provision for ventilation of the main roof void. Ventilation of the roof space is considered important to prevent problems with condensation which could lead to timber decay (see section K4 - Ventilation).

Some of the pipework lagging appears to be of asbestos. Asbestos is a hazardous material and you should refer to our comments in section J3 Risks to People.

Condition rating 2

### NOTES:

(i) Bats are common in lofts, particularly in rural properties. If found, they should not be disturbed as both the bats and their roosts are protected and in any event, are not harmful to buildings. More detailed advice should be obtained from Natural England (<http://www.naturalengland.org.uk>) or The Bat Conservation Trust (<http://www.bats.org.uk/>), particularly if repairs are to be carried out in the loft.

(ii) Mice and other vermin are common in lofts and often enter buildings during autumn as the colder weather approaches. As electrical cabling

### ANNEXE ROOF VOID (INCLUDING EAVES)

2

Access to the annexe roof void (apex) is gained via a side hatch in the storage room adjacent to the Games Room/Bedroom 6. There is also limited access to the eaves.

The roof structure essentially comprises a timber rafter and purlin frame overlaid with roofing felt. The roof structure appears satisfactory.

There are mouse droppings and a dead mouse in the loft. As electrical cabling and insulation could be harmed, poison should be carefully laid or traps set. Mice often enter buildings during autumn, as the cold weather approaches and periodic treatments are likely to be needed.

Insulation within the annexe roof includes polystyrene insulation. Polystyrene is a potential fire hazard (see section J3 Risks to People) unless it has been applied with a suitable fire retardant additive. We do not know whether this is the case and recommend this investigated further and if necessary replaced with modern PIR rigid insulation boards (Celotex or similar).

The structure appears satisfactory with no undue deflection of timbers apparent.

Condition rating 2

Property address

Sample



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## F

## Inside the property (continued)



Garage roof void. There is evidence of mice infestation and poison should be laid. Polystyrene insulation sheets may be a potential fire hazard unless pretreated with fire retardant additive. This should be checked and replaced if necessary with PIR insulation boarding.

### F2 Ceilings

The ceilings to the original house are of lath and plaster construction (the traditional method of ceiling construction with plaster applied to narrow strips of timber). The ceilings to the extension are of plasterboard. 1

The ceilings within the property were subjected to random pressure and were generally found to be adequately adhered to the floor and ceiling joists. No undue bulging, dishing or displacement was noted, indicating that the ceilings are currently in satisfactory condition.

No significant defects were noted apart from minor hairline cracking which can be dealt with as part of the normal redecoration procedure.

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

#### NOTES:

(i) Depending to some extent on the quality of original workmanship, the older lathe and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failures can occur suddenly, without warning. The risk

Property address

Sample

## F

## Inside the property (continued)

of failure will increase with time, and you must anticipate the need for future repair and replacement work

### F3 Walls and partitions

The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes. There is tiling to the 'wet' areas. 1

Internal walls appear structurally satisfactory with no significant evidence of internal structural movement. Some settlement cracks were noted in the garage annexe (see section H2).

The general shrinkage and differential movement cracks, mainly visible at the corners and openings, are not of a structural nature and only minor filling will be required, prior to redecoration.

Damp meter readings were taken at various random locations within the property, where it would have been reasonable to anticipate or assume that rising or penetrating dampness may be occurring. It should obviously be stressed that in some areas, such as in the kitchen and bathroom, where there are a number of fixed items and furniture, not all floor and wall surfaces were accessible. We are pleased to report that on the surfaces, which were accessible and were tested, there was no evidence of significant dampness.

Condition rating 1 .No repair is required at present. The property must be maintained in the normal way

#### NOTES:

(i) The edge seals to tiled areas, particularly around sanitary fittings, are often a source of water leakage and potential rot. Periodic inspections should be undertaken.

(ii) Internal decorations are generally considered to be a matter of personal taste and it is assumed that you will be allowing for some internal redecoration.

(iii) Bearing in mind the age of the property lead paint may have been used. When this peels and flakes it can be harmful, particularly to pregnant women and children. Testing kits are readily available and if found, the paint should be removed carefully with appropriate precautionary measures taken

### F4 Floors

At ground floor level the floors are predominantly of suspended timber joist construction whilst the floors in the kitchen, utility, plant room and garage annexe are of solid concrete construction. The floors at first floor level are of timber. 2

Floor coverings have not been removed and no inspection of any subfloor voids has been undertaken.

The suspended floors are reasonably level with no undue deflection or bounce. This type of floor needs air circulation underneath it to prevent deterioration from wet rot and dry rot. Sub-floor ventilation appears limited and we refer you to our comments earlier under Section E4.

Elsewhere the solid ground floors were found to be firm, level and tight to the underside of floor skirtings. No ramping, dishing or deflection was evident.

A variety of floor finishes are provided including, fitted carpets to bedrooms and reception rooms, ceramic tiling to bathrooms and kitchen. A number of floor tiles in the bathrooms

Property address

Sample

## F

## Inside the property (continued)

are cracked and tiling in the garden room is loose. We would however anticipate that the floor finishes would be replaced throughout as part of the refurbishment.

Condition rating 2

NOTES:

(i) Due to the lack of sub-floor ventilation there is a possibility of decay to the sub-floor timbers and it would be prudent to open up the flooring in some of the rooms to check the condition of the sub-floor timbers, as a precautionary measure, prior to recovering. The opportunity could also be taken to insulate the floors as required (see section K1 – Insulation).

F5  
Fireplaces, chimney  
breasts and flues

In the main reception rooms gas coal effect fires are provided whilst a wood burning stove has been installed in the snug. 3

Since 2002 the installation of a wood burner needs to comply with the Building Regulations and should have been installed by an appropriately qualified person who is registered under the Government's competent person scheme (HETAS or similar).

It is important that there is a suitable liner provided and adequate ventilation. We could not locate any additional vents. We also could not locate a notice plate with details of the installation (a requirement of the Building Regulations).

Your Legal Adviser should be make further enquires of the vendor about the installation. In the absence of suitable documentation it would be prudent to have the stove checked by a HETAS engineer.

Elsewhere, the fireplace surrounds are satisfactory but none of the fires were examined or tested.

Some gas appliances require a dedicated fresh air inlet for safe and efficient combustion. We could find no air inlets for these fires but were unable to establish if they are required. We suggest therefore that you have the appliances checked and serviced by a Gas Safe registered heating engineer prior to use and ask his advice.

Condition rating 3 - Further Investigation

NOTES:

(i) Changes to the building regulations which came into effect in October 2010 now mean that whenever a new or replacement fixed solid fuel or wood/biomass appliance is installed in a dwelling a carbon monoxide alarm must be fitted in the same room as the appliance. This alarm must be a permanently installed type, rather than a portable type, and should incorporate self-test and audible alert if the battery or detector cell develop a fault. We recommend a suitable alarm is installed.

(ii) For safety reasons all gas fired appliances should be serviced annually by a Gas Safe registered heating engineer.

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

Built in wardrobes are provided to the principle bedrooms as well as eaves storage space. We assume that you will make your own assessment as to their suitability for your purposes. 1

Property address

Sample

## F

## Inside the property (continued)

Condition rating 1 No repair is required at present. The property must be maintained in the normal way

F7  
Woodwork  
(e.g. staircase and  
joinery)

Internal joinery comprises timber skirtings, architraves and linings. Internal doors predominantly comprise timber panel doors. A limed oak staircase connects the ground to the first floor. 1

The staircases are in a reasonable condition with no undue flex or bounce noted. Balustrading is also satisfactory. No significant defects were apparent.

The doors are in satisfactory condition subject to your own requirements.

Condition rating 1 No repair is required at present. The property must be maintained in the normal way

F8  
Bathroom and  
kitchen fittings

### BATHROOM FITTINGS: 1

There are three bathrooms with art deco style Villeroy & Boch sanitary fittings.

The bathroom fittings were found to be in a satisfactory condition, subject to your own requirements.

The light fittings above the baths do not appear to be IP65 rated and should be checked by a qualified electrician and replaced as necessary (see section G1 Electricity).

Condition rating 1

### KITCHEN FITTINGS

A fitted kitchen is provided with lime oaked matching wall and base units, granite work surfaces and sink unit. A 3 door gas fired Aga is currently installed.

No significant defects were apparent although the units are slightly dated. You will no doubt have inspected the kitchen fittings, if it is your intention to replace the fittings you should obtain quotations so that you can budget for the likely cost.

Condition rating 1

### NOTES:

(i) It is important to ensure that the tiling and seals are properly made and maintained at the junction between wall surfaces and baths, showers etc, as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

(ii) We recommend that all shower heads are removed, cleansed and descaled (if necessary) and disinfected every 3 months to minimise the risk of Legionnaire's Disease. We also recommend that any outlets that are not frequently used should be used weekly to remove any stagnant water.

(iii) We recommend that a heat detector is installed in the kitchen (see section G8).

(iv) Your Legal Adviser should confirm what appliances (if any) are to be included in the sale.

(v) It is advisable to fit an extracting cooker hood, rather than the filter currently installed.

Property address

Sample

# F

## Inside the property (continued)

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This will help to minimise condensation and smells (see section K4 Ventilation).

F9  
Other

There are no other internal matters to report.

Property address

Sample



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## G

## 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

Only a visual inspection of the services has been carried out no tests on any services has been undertaken.



### Consumer units

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.*

Mains electricity is connected with the meter located in an external housing to the front. The consumer units are located in the garage and comprise miniature circuit breakers. The second unit also includes plug in RCDs. 3

Property address

Sample



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## G

## Services (continued)

According to a label on one of the units the installation was last inspected in February 1993. Although some upgrading has been carried out the installation is unlikely to comply with the latest wiring regulations (which were introduced in July 2008). Some upgrading is likely to be required including earth bonding.

We recommend the consumer units are replaced with new consumer units fully compliant with the 17th Edition of the IEE Wiring regulations, ideally with RCBOs for each circuit.

The downlighters above the baths do not appear to meet IP65 requirements. They should be checked and replaced as necessary.

The Electricity Safety Council (ESC) recommend that electricians in domestic installations should be checked at least every 10 years (5 years for rented properties) and upon change of every occupation by an electrician listed on the Electrical Safety Register ([www.electricalsafetyregister.com](http://www.electricalsafetyregister.com)).

We have not seen a copy of a recent test certificate. In the absence of a recent test certificate we recommend that you follow the ESC's advice and arrange for the electrical installation to be checked by a registered electrician and an electrical installation condition report (EICR) prepared. Tests to include insulation, polarity, and earth continuity, with a check to ensure that all plumbing and gas services are bonded to earth. Any works necessary to comply with British Standard 7671: 2008 (as amended) should be undertaken.

Condition rating 3 Further Investigation

NOTES:

(i) It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

(ii) You should carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken, prior to redecoration. An approved contractor should carry out any larger repair and alteration works, or they now require Building Regulation approval.

(iii) Electrical faults are a major cause of fires and it is essential that periodic safety inspections are undertaken by a registered electrician.

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.*

Mains gas is connected with the meter located in the external cupboard by the plant room. **3**

The meter and connecting pipework appear to be of some age. A precautionary test should be carried out by a Gas Safe registered engineer to ensure there are no leaks or defects (including gas appliances).

Condition rating 3 Further Investigation

NOTES:

(i) All alterations or installations of pipework or appliances must be carried out by a Gas

Property address

Sample

## G

## Services (continued)

Safe registered engineer.

(ii) We would draw your attention to the Gas Safe web site which provides the following advice:

"If your vendor cannot supply an up to date gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, hob and gas fire. The registered engineer will give the vendor a gas safety record which they should handover to you before you move in.

Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning."

G3  
Water

Mains water is connected with the internal stopcock located in the garage. The external stopcock was not located and further enquiries should be made of the Water Board as to its location (see section I3). 2

Cold water for indirect feeds is stored with three modern polypropylene cold water tanks located in the main roof void adjacent to which there is a header tank serving the central heating system. The tanks are adequately supported and lagged.

The pipework is predominantly in copper and plastic although some older iron and steel pipework was noted. Presumably the older steel pipework is redundant.

Condition rating 2

NOTES:

(i) Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock locations.

(ii) You should note that the property is located in a hard water area which can lead to scaling/furring of internal components. A Permutit water softener is currently provided.

(iii) We are unable to confirm the condition of the supply pipe from the water authority mains in the road into the property. Bearing in mind the age of the property it is likely to be an older lead or possibly steel main, which could have a limited life. If found, renewal in plastic should be considered during renovation works. It should be noted that lead is not considered to be a significant health hazard in this relatively hard water area

G4  
Heating

Central heating is provided by a modern wall mounted gas fired Worcester Greenstar 40CDi regular boiler (condensing) located in the plant room. Heating controls include a digital programmer by the boiler and room thermostat in the entrance hall. 3

The boiler is connected to a system of panel and column radiators the majority of which are fitted with thermostatic radiator valves (TRVs).

Radiator sizing and disposition appears to be about average to produce reasonable temperatures under most weather conditions but, inevitably, the acceptability of output is largely a matter for personal preference.

Property address

Sample

## G

## Services (continued)

The central heating system was not operating at the time of inspection and was not run up or tested. We are therefore unable to comment as to whether the pipe work, radiators and joints are watertight. There were however signs of corrosion to some of the column radiators. Worse affected may need to be replaced.

For safety reasons, all central heating systems should be serviced annually, and your Legal Adviser should request service records from the vendor (see section I2). If none exists then the appliance should be checked prior to further use by a Gas Safe registered heating engineer.

Condition rating 3 - Further Investigation

NOTES:

(i) Typically we are finding that floor mounted boilers are lasting 25 to 30 years (assuming they are maintained regularly), the modern combination boiler (or combi boilers as they are commonly known) are lasting 10 to 20 years and the jury is still out on the new condensing boilers. Regular maintenance is essential to ensure safe operation and that maximum boiler life is obtained.

(ii) As part of the refurbishment of the property you should consider options for improving the heating system, including underfloor heating, zone control heating system, and smart programmers.

G5  
Water heating

Hot water from the central heating boiler is stored within a foam insulated copper hot water cylinder located in the airing cupboard. The cylinder is supplemented with a cylinder thermostat and an electric immersion heater. A second cylinder was noted in the loft. 1

The cylinder appeared to be in a satisfactory condition with no significant defects apparent.

Condition rating 1

NOTES:

(i) Where, possible exposed hot water pipes should be lagged to minimise heat losses.

(ii) Consideration should be given to the installation of a pressurised hot water cylinder ( eg Heatrae Sadia Megaflor or similar) which will provide a better flow of hot water.

G6  
Drainage

SURFACE WATER DRAINAGE 1

Surface water from the downpipes is likely to drain to soakaways (usually pits filled with rubble) or a separate drainage system. Without excavation, the layout of the system cannot be confirmed, but there are no signs of flooding or blockages.

Due to the contour of the site the drive slopes down towards the house. it is important that the rainwater gulley to the front right corner is kept clear and free from blockages to prevent localised flooding. As it was not raining we were unable to verify whether this gulley is adequate. It may be necessary for a running channel or French drain to be installed.

The drainage channel in front of the garage will also need to be kept clear.

Condition rating NI

FOUL DRAINAGE

Property address

Sample

## G

## Services (continued)

The property is believed to benefit from a mains drainage installation, however, your Legal Adviser should confirm that the property connects directly to the public sewer and also establish whether there has been any past drainage problems at the property or in the immediate vicinity.

There are six inspection chambers within the boundaries of the plot giving access to the underground drainage system including a large manhole in the front garden.

Where possible the covers were lifted and the chambers were found to be clear and free of any significant defects.

Whilst no test of the drainage system was made, we did run water through the system and found that it flowed relatively freely with no signs of significant sitting or backing up and with no evidence of structural defect within the accessible chambers.

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

## NOTES:

(i) It should be appreciated that the only true means of ascertaining the condition of the underground drains is by means of a specialist test utilising CCTV cameras. If you wish to be totally reassured that there are no problems you are recommended to have this carried out.

(ii) Faulty drainage is a frequent source of damp penetration and can cause subsidence and movement. We recommend that the drains are regularly inspected to ensure that they are free flowing

G7  
Common services

None

G8  
Other services/features

A battery smoke alarm is fitted. We recommend the installation of a mains wired smoke alarm system. 2

Ideally a smoke detection system should incorporate optical and ionisation alarms with heat detectors in the kitchen which are all interconnected and one provided at each level. Optical sensors are more responsive to smouldering fires producing large particle smoke typical of fires involving furniture and bedding. They are more immune to invisible smoke produced by 'burning the toast' and similar cooking fumes. This makes them ideal for siting in hallways close to kitchens where false alarms from ionisation alarms may be a particular problem.

Ionisation type sensors are particularly sensitive to the almost invisible smoke produced by fast flaming fires. Heat detectors are less likely to cause false alarm problems as they are not responsive to any type of smoke or fumes, only heat they are ideal for protecting kitchens. It is also recommended good practice to provide a fire blanket in the kitchen.

As a matter of course we also recommend the installation of audible carbon monoxide detectors which should be positioned close to any gas appliances and in the case of the wood burner in the Snug room.

Property address

Sample

# H

## Grounds (including shared areas for flats)

### Limitations to inspection

Due to boundary constraints we were unable to carry out an inspection of the left side flank of the main garage annexe.

1 2 3 NI

H1  
Garage(s)

#### GARAGES (MAIN) 2

There is an attached three vehicle garage with automated up and over garage doors to the front, PVC-u double glazed doors to the rear garden and a self closing fire door leading to the inner lobby. The floor is of solid concrete with tile covering.

The garage appears to be in a structurally sound condition, although there are some thermal movement and settlement cracks. None of the cracks are considered to be of ongoing structural significance however some cosmetic repairs will be required prior to redecoration.

The automated garage doors operated satisfactorily.

Condition rating 2

NOTES:

(i) Self closing fire doors should be provided between the garage and main living accommodation.

#### SINGLE DETACHED GARAGE 2

There is a separate single detached garage which is of brick construction set beneath a hipped tile roof. There is an automated metal up and over door and there are PVC rainwater fittings.

No serious defects were noted in respect of the main elevations. The roof coverings, where visible, appeared to be in a reasonable condition although there is a large amount of moss growth present. Ideally this should be removed. The gutters will require

The automated door worked satisfactorily.

Condition rating 2

NOTES:

(i) An electrical supply is provided with a separate consumer unit. You should refer to our comments in section G1 Electricity

H2  
Permanent outbuildings  
and other structures

To the rear of the garage there is a garden room, cold store and gardeners WC. 2

There are no signs of significant structural movement however some minor settlement and thermal movement cracks were noted. These are not considered to be of ongoing structural significance, however some cosmetic repairs will be required prior to redecoration..

The double doors are catching on the frame and some adjustments are required.

As mentioned earlier in the report some of the roof tiles have slipped and require replacing.

Property address

Sample

## H

## Grounds (including shared areas for flats) (continued)

Condition rating 2

H3  
Other

According to the estate agent's particulars the property occupies grounds extending to just over 2 acres. We have not seen a copy of the title plan and have not verified this site area.

Boundaries are marked by mature hedging and timber fencing.

Your Legal Adviser should confirm the extent and ownership of the boundaries (see section I3) . This is important as boundary walls and fences can be costly to repair and replace. Doubts over the position of the boundaries can also cause neighbour disputes that can be unpleasant and expensive to resolve.

The property is approached via automated metal gates which appeared to be operating satisfactorily however we cannot confirm whether they incorporate suitable safety features. There have been a number of serious accidents relating to automated gates and the HSE have updated their guidelines and recommend that they are inspected and serviced every year by a member of the Automatic Entrance System Installers Federation (AESIF). We recommend that this is undertaken if the gates have not been serviced and any safety features fitted as required.

Sight lines onto Boldre Lane are poor and care needs to be taken when exiting. This is a potential safety hazard (see section J3 Risks to People). You may wish to check whether it is possible to install a safety mirror.

The drive, paths and patio areas are generally in acceptable condition, subject to your own requirements. The driveway falls towards the property and garage. A gully has been provided to the front right corner of the building and across the garage. There are no indications from our inspection of problems with flooding, however it was not raining at the time of inspection. We recommend this is checked during a heavy downpour and additional surface water gullies provided as necessary.

Damage to foundation and underground services can be caused by trees and shrubs. There are a number of these in the vicinity of the building, including a willow tree growing in the neighbour's garden to the side of the garage. Although there were no signs of structural damage attributable to trees at the time of the inspection the possibility of future problems cannot be ruled out. Trees and shrubs should not be allowed to overgrow the property though total removal of trees or pruning should not be undertaken without specialist advice as this could also result in damage to the property.

You should ensure that you obtain a comprehensive insurance policy to cover risk of damage to your own property from these trees.

The trees in the vicinity of the building may be covered by a Tree Preservation Order and subject to statutory limitations regarding lopping, pruning or removal. We would recommend that you instruct your Legal Adviser to clarify the position.

Property address

Sample

## I

# 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

Your Legal Adviser should check the following:

- That Local Authority notifications and approvals for the extensions and alteration works were obtained and all necessary statutory inspections have been made. If regulations have been breached, it is possible that alteration works could be needed to ensure compliance.
- Installation details regarding the wood burner and whether it was installed by a competent person under the competent person scheme (HETAS or similar).

## I2 Guarantees

Your Legal Adviser should check for the existence, validity and transferability of any guarantees, certificates, warranties and service records. These should be made available to you before completion

## I3 Other matters

The property is assumed to be freehold. You should ask your Legal Adviser to confirm this and explain the implications. Your Legal Adviser should also check the following:

- (i) That there are no onerous encumbrances, restrictions, or outgoing attached. That the property is free of any chancel repair liabilities.
- (ii) Environmental report.
- (iii) The road is adopted (maintained at public expense) by the Highway Authority.
- (iv) That the property is connected to all mains services.
- (v) That the main sewer is adopted (maintained at public expense) by the Water Authority.
- (vi) Rights of Way, eg access, wayleaves and easements
- (vii) Identify the position and ownership of the boundaries.
- (viii) Whether there have been any disputes with neighbours or other parties which you should be aware of prior to purchase.
- (viii) Any tree preservation orders (TPOs).
- (ix) General development proposals in the locality
- (x) Any other matters brought to your attention within this report.

Property address

Sample

## J

## 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.

J1  
Risks to the building

STRUCTURAL MOVEMENT:

Within the limitations of a single inspection we found no evidence of significant subsidence or other structural movement. Some minor settlement cracks were apparent to the garage annexe but these are not considered to be of ongoing structural significance.

From our local knowledge, the property may be built upon a shrinkable subsoil. This is susceptible to shrinkage or expansion according to its moisture content, and seasonal movement cannot be ruled out, especially during long spells of dry weather. Accordingly, we recommend that you ensure that the property insurance policy contains adequate provision against subsidence, landslip and heave.

DAMPNESS:

Tests were taken with a moisture meter at random points to internal wall, floor and other surfaces with no evidence of any significant rising or penetrating dampness being detected.

No indications of any significant problems with condensation were noted within the main living accommodation. However, condensation may be a problem for one occupier where it was not for the previous one. It can often be controlled by careful management of heating and ventilation rather than by physical works.

TIMBER:

No significant defects were found, although a full inspection of all internal timbers was not possible. However, the property is of a borderline age so far as possible wood boring beetle infestation, decay and other timber defects are concerned. We cannot therefore rule out the possibility that closer examination of individual timbers may reveal such defects in which event specialist advice/remedial treatment should be commissioned as appropriate.

Sub-floor ventilation to the timber ground floors is inadequate and additional air vents are recommended.

J2  
Risks to the grounds

CONTAMINATION:

No adverse factors were noted, although we have not seen a copy of any environmental survey report and recommend that such a report should be commissioned.

FLOODING:

The property is not situated in an area in which The Environment Agency (<http://www.environmentagency.gov.uk>) has indicated could be at an increased risk from river flooding. However, unusually heavy and concentrated rainfall in recent years has highlighted inadequacies with stormwater drainage in many areas. To our knowledge, the area has not flooded in recent times, but your Legal Advisers should carry out further formal enquiries.

Due to the sloping nature of the site/front drive there is a risk of localised flooding to the front of the property. It is important to keep the surface water gully clear of blockages. It

Property address

Sample

## J

## Risks (continued)

may however be necessary to install an additional surface drain channel. The drain channel in front of the garage will also need to be kept clear.



Lagging appears to be of an asbestos containing material (ACM)

J3  
Risks to people

#### ASBESTOS:

This report is not an asbestos survey. It can be difficult to identify products containing asbestos, particularly if they are covered and painted. Most properties are likely to contain some asbestos based materials.

Although the manufacture of asbestos based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt, roof sheetings and slates, thermoplastic floor tiles, Artex surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes.

Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation. Asbestos is a hazardous material and removal is expensive. Safe removal of asbestos requires trained expertise and we recommend that such work should only be done by a licensed asbestos removal contractor. There are regulations controlling the removal and disposal of certain types of asbestos. If you require further information as to

Property address

Sample

## J

## Risks (continued)

the register of licensed contractors you should consult the local environmental health officer.

Depending on its condition, asbestos cement found on and within domestic property can, in many cases, be left alone without causing any undue risk to the occupants. This, however, is strictly on the basis that the material is left undisturbed and unbroken, thus avoiding release of fibres. It is also normally advisable to have the surfaces sealed and it would be sensible for them to be marked to indicate the presence of asbestos.

Problems arise, however, when asbestos based materials need to be removed for reasons such as maintenance or repair, and when alterations are made to a building. Depending on the function and type of asbestos, certain notifications have to be given, followed by removal, by registered operatives, to disposal sites allocated specifically for this type of contaminated waste. Asbestos removal is expensive due to the substantial safety precautions which have to be taken. Further information can be obtained from the Health and Safety Executive web site [HSE.gov.uk/asbestos](http://HSE.gov.uk/asbestos).

#### HEALTH & SAFETY

The following risks were noted that may impact upon the health and safety and quiet enjoyment of the property user:

F1 Roof structure - lagging to old pipework may be of an asbestos containing material (ACM)

F1 Roof Structure - polystyrene insulation may be a potential fire hazard.

F5 Fireplaces - lack of service record for gas fires;

G1 Electricity - lack of test certificate;

G4 Heating - lack of service record;

H3 Other - poor sight lines when exiting onto Boldre Lane.

As a matter of course we recommend the installation of an interlinked mains wired smoke alarm system, including a heat detector in the kitchen. We also recommend the installation of audible carbon monoxide detectors including a detector in the snug room close to the wood burner.

J4  
Other risks or hazards

We are unaware of any development or road widening proposals that are likely to affect the property directly. It is recommended however, that you instruct your Legal Adviser to make the usual searches in this regard.

Property address

Sample

## K

## 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

#### ROOF:

Insulation within the main roof void comprises a mineral fibre quilt approximately 100mm in thickness laid between the ceiling joists. Insulation levels are reasonable although not to the latest regulations (270mm). It should be noted that mineral quilt insulation is an irritant and sensible precautions, such as wearing a mask and glove, should be taken when undertaking any maintenance.

As mentioned elsewhere the polystyrene insulation in the annexe may be a potential fire hazard and should be checked and replaced as necessary.

#### WALLS:

There was no evidence to indicate that insulation has been subsequently injected to external cavity walls. Although cavity wall insulation can greatly improve the thermal efficiency of buildings, especially of this age, and is to be recommended in respect of energy saving measures it can sometimes aggravate conditions of dampness penetration or if not installed correctly can obstruct important features such as the underfloor ventilators.

If you are minded to install cavity wall insulation then it is important that a reputable installer is used preferably registered with the National Insulation Association (NIA) and the Cavity Insulation Guarantee Agency (CIGA) who should assess whether the walls are suitable prior to installation.

#### WINDOWS:

The windows are double glazed and draught proofed.

#### FLOORS:

The extent and adequacy of insulation to the suspended floors and concealed plumbing within the floor voids cannot be ascertained. If the floors are exposed in the future, the opportunity should be taken to lift a few boards and upgrade insulation, where possible.

### K2 Heating

The boiler comprises a modern condensing boiler which recovers heat from the flue gasses.

### K3 Lighting

Natural and artificial lighting provision is reasonable. You should consider installing LED energy saving light bulbs as these are very efficient and long lasting.

### K4 Ventilation

Condensation is the most common type of dampness found in property and is due to relatively moist warm air from day to day activities, such as cooking and bathing coming

Property address

Sample

## K

## Energy efficiency (continued)

into contact with cold surfaces, such as walls and glazing. The warmer air then cools and is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness.

Condensation can be a very difficult problem to manage, but adequate ventilation is essential combined with sensible use of heating and good levels of insulation. There is evidence of some condensation, particularly around the window reveals. Permanent ventilation should be installed to both the kitchen and bathroom to prevent excessive condensation (by the use of good quality extractor fans). When the windows are replaced, ventilated units incorporating trickle vents should be fitted.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation it has become necessary to reduce the risk of condensation problems by ventilating roof spaces. This can be achieved in a variety of ways, including the provision of ventilation grilles in eaves as well as roof ventilators in the slopes. Some additional ventilation is recommended.

K5  
General

We would draw your attention to the Government's new Green Deal initiative which will enable many households to improve the energy efficiency of their properties. The new innovative Green Deal financial mechanism eliminates the need to pay upfront for energy efficiency measures and instead provides reassurances that the cost of the measures should be covered by savings on the electricity bill. Further advice can be obtained from the Department of Energy and Climate Change's web site. ([www.decc.gov.uk](http://www.decc.gov.uk)).

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# Surveyor's declaration

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

Signature



Surveyor's RICS number

1122872

Qualifications

MRICS

For and on behalf of

Company

Kevin Shaw & Associates

Address

Brackendene, Woodlands Road

Town

Brockenhurst

County

Hampshire

Postcode

SO42 7SF

Phone number

01590 624880

Website

<http://www.shawsurveyors.co.uk>

Fax number

Email

kshawmrics@googlemail.com

Property address

Sample

Client's name

Sample

Date this report  
was produced

13 January 2015

## 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.

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## L

# Surveyor's declaration (continued)

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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

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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...



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# 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

- 1 **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.
- 2 **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.
- 3 **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.
- 4 **Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 **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:
  - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
  - (b) 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.
- 6 **Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it used, or relied upon, by anyone else.

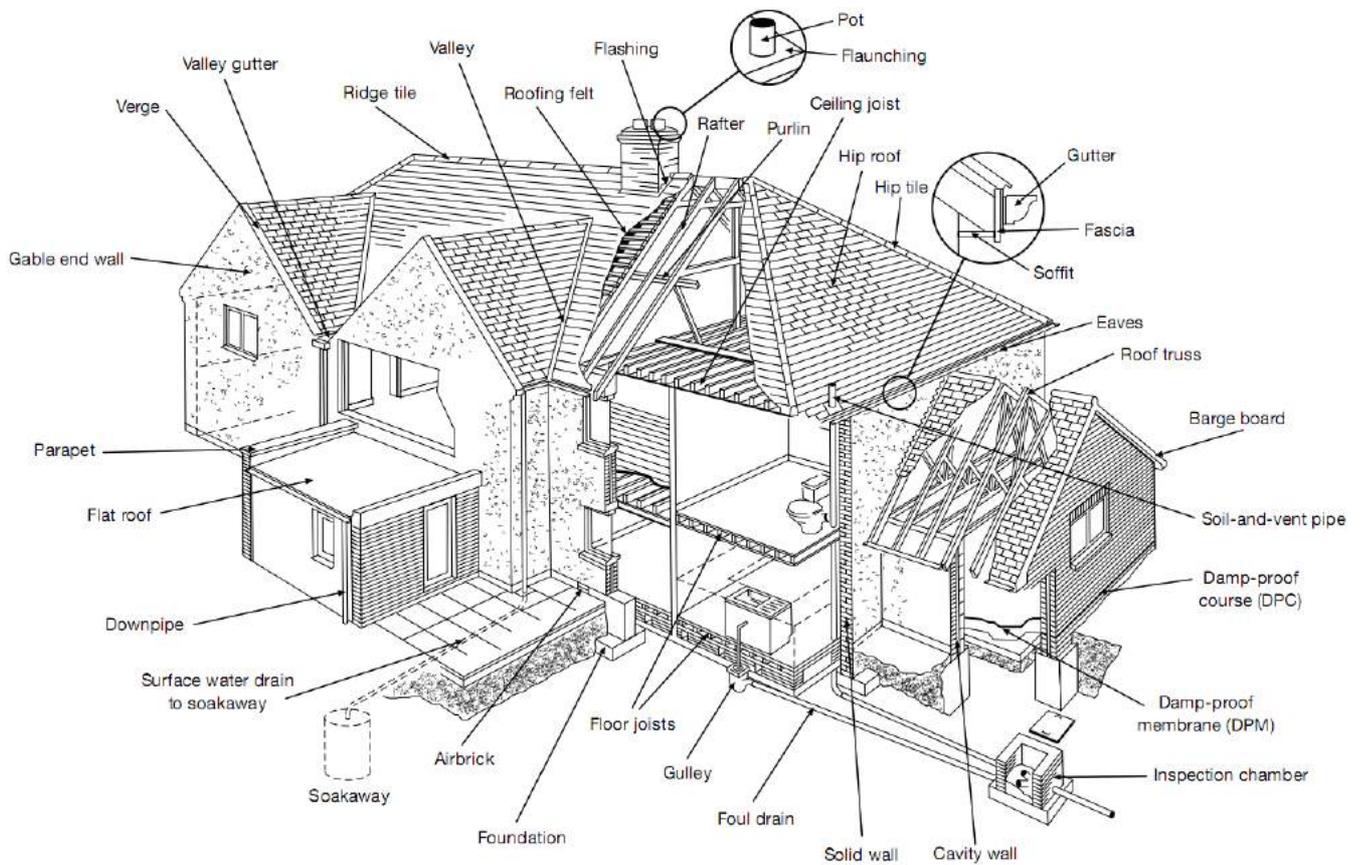
## Complaints handling procedure

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

Sample



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Front (NW) elevation

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Rear (SE) elevation

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