

Harcourt-Powell

Chartered Surveyors



LEVEL 2

Your survey and valuation report

Property address

XXXXXXXXXXXX

XXXXXXXXXXXX

Client's name

XXXXXXXXXXXX

Consultation date (if applicable)

XXXXXXX

Inspection date

XXXXXXXXXXXX

Surveyor's RICS number

0061690

2

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A

About the inspection and report

This Home survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

This surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

A

About the inspection

Surveyor's name

G N Harcourt-Powell FRICS

Surveyor's RICS number

0061690

Company name

Harcourt-Powell Chartered Surveyors

Date of the inspection

XXXXXXXXXXXX

Report reference number

XXXXXXXXXXXX

Related party disclosure

I have no links to this transaction.

Full address and postcode of the property

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Weather conditions when the inspection took place

Mild (16°C), dry and overcast.

Status of the property when the inspection took place

The property was occupied by the Vendors, xxxxxxxxxx and their family, and xxxxxxxxxx was present at the time of the inspection. Fitted carpets held down around the edges (with underlay below) were laid over the floors to the Lounge, staircase, Landing and Bedrooms 1-4, Oak wood grain effect laminate flooring to the Hall, laminate wood grain effect flooring to the Playroom, large gloss ceramic floor tiles to the Cloakroom, Kitchen/Dining and Utility Rooms and vinyl flooring to the Bathroom and the presence of all these floor coverings prevented a full inspection of the floor surfaces beneath. Due to the risk from COVID-19 virus, the inspection was carried out following guidance issued by the RICS for property inspections and in compliance with HM Government COVID-19 Advice observing social distancing rules and hygiene best practice.

B

Overall opinion

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

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

Important note

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

B

Summary of condition ratings

Overall opinion of property

I am of the opinion that the agreed purchase price of £xxxxxxx is close to the expected selling price of a four bedroom extended property of this type and size in this condition and location. Providing the works identified as Condition Rating 2 Items are satisfactorily completed and the property continues to be satisfactorily maintained, I can see no reason why there should be any special difficulty on re-sale under normal market conditions, subject to comments at Section K below.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
D5 & D6	Guarantees/Warranties for uPVC double glazed windows and doors.	
E6	Guarantees/Warranties for Kitchen appliances.	
F1	Guarantee/Warranty for air conditioning appliances.	
F4 & F5	Guarantee/Warranty for gas-fired boiler.	
H1	Guarantee/Warranty for remote control Garage door.	



Elements that require urgent attention

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

Element no.	Element name
N/A	There are no elements with this condition rating



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D4	Main walls
D5	Windows
E1	Roof structure
E2	Ceilings
E8	Bathroom fittings

B

Condition ratings

F1	Electricity
F3	Water
F4	Heating
F5	Water heating
F6	Drainage
G1	Garage
G3	Other



Elements with no current issues

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

Element no.	Element name
D3	Rainwater pipes and gutters
D6	Outside doors
D8	Other joinery and finishes
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings
E7	Woodwork
F2	Gas/oil



Elements not inspected

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

Element no.	Element name
G2	Permanent outbuildings

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A detached two storey house. The front elevation to the driveway faces north and the rear elevation and rear garden face south. Digital photographs are attached at **Appendix A** and sketch floor plans to **Appendix B**.

Approximate year the property was built

The property is believed to have been built in around 1996/1997 by xxxxxxxxxxxx.

Approximate year the property was extended

Single storey rear extension to Kitchen is believed to have been built in about 2008.

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

Constructed using traditional materials and techniques comprising cavity walls with part red faced brick externally (cement rendered and coloured to the front section) under pitched roofs covered with concrete single roll interlocking pantiles. UPVC double glazed windows and doors. Suspended beam and block concrete ground floors and suspended timber first floors. Block and plaster inner walls and ground floor partitions and part timber frame and plasterboard ground floor and first floor partitions.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	2/3			1	1	1		
First		4	2					
Second								
Third								
Other								



Energy efficiency

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

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

Energy efficiency rating

Current: 71/C. Potential: 80/C.

Issues relating to the energy efficiency rating

The breakdown of the property's Energy Performance states that the pitched roof has "250mm loft insulation". However, where the loft is boarded this has been reduced to 150mm thickness – see **Section E1** below.

Mains services

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



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil



None

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

N/A

Other energy matters

None.



Location and facilities

Grounds

Roughly rectangular shaped plot extending to about .04 hectare (.10 acre). Tarmac sloping drive to front providing 2/3 no. car parking spaces to the front of the detached Double Garage with footpaths around the side and rear of the Garage.

Small open plan lawn to front with path to east side leading into rear garden.

Medium size enclosed rear garden laid to concrete slab patio to immediate rear with the remainder laid to lawn with small vegetable plot with small potting shed and play house (not inspected).

Location

Situated on an established estate type development of mainly detached houses built by xxxxxxxxxxxxxxx during 1996/1997 with vehicular access over the block paved estate road leading to a tarmac drive which serves Nos. xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx. The development is located off the south-west side of the eastern by-pass in an established mixed residential area of estate type developments.

Facilities

Daily facilities are available from the nearby Tesco Superstore or within the large market town of xxxxxxxxxxxx which is about 1 mile south-east.

Local environment

The property is believed to be in an area that is unlikely to flood.

D

Outside the property



Outside the property

Limitations on the inspection

A very limited inspection was available of the west side gable wall to the Lounge due to the path being blocked by the rainwater butt and brambles.

D1 Chimney stacks

1 2 3 NI

None.

D2 Roof coverings

Two Storey and Single Storey Roofs

2

Pitched roofs covered with concrete single roll interlocking pantiles and matching concrete half-round ridge tiles with glass fibre valleys. There are lead stepped and apron upstands at the abutments of the single storey roofs with the upper walls.

Condition Rating 2.

A small section of the front right-hand valley is blocked with debris at the base and this requires clearing away (see **Photo 20**).

Lounge Bay Roof

Curved preformed roof over bay with lead stepped and apron upstand. **Condition Rating 1.**

Your Legal Adviser should check that Planning Permission and Building Regulations Approval were obtained for the single storey rear extension to the Kitchen, confirm all Planning and Building Regulations Conditions have been fully discharged and obtain a copy of the Building Regulations Completion Certificate (see **Section H1 below**).

D3 Rainwater pipes and gutters

Replacement black plastic deep flow gutters with matching downpipes. **Condition Rating 1.**

1

A gutter bracket has been left in the rainwater gutter to the west side of the single storey rear extension and should be removed (see **Photo 57**).

Downpipes should be piped into the ground to soakaways and this has not been verified.

D4 Main walls

External Walls

2

Cavity walls measure about 315mm in overall thickness and are finished with red faced brick externally and concrete blockwork internally with cement rendered and coloured section to the centre front gable to the full height with curved red brick arches over the two first floor windows and rendered finish to the west side of the Play Room. Single storey rear extension walls have been 'butt jointed' to the two storey walls with flexible vertical movement joints. **Condition Rating 2.**

There are typical very slight horizontal/diagonal cracks to the front rendering radiating from the first floor windows as the result of differential shrinkage movements and these will require filling/repair and redecorations (see **Photos 10-13**).

D

Outside the property

Damp-Proof Course

Installed possibly felt or plastic damp-proof course in a thicker mortar joint at ground floor levels generally at least 150mm above external ground level. **Condition Rating 1.**

Thermal Insulation

The cavities should have been part or fully insulated as part of the building works and this has not been verified. **Condition Rating 1.**

Your Legal Adviser should confirm that Planning Permission and Building Regulations Approval were obtained for the single storey rear extension to the Kitchen and associated alterations, confirm all Planning and Building Regulations Conditions have been fully discharged and obtain a copy of the Building Regulations Completion Certificate (see **Section H1** below).

D5 Windows

UPVC Windows

Original white wide cavity uPVC double glazed top hung vents and side hung casements with lockable face plate handles and scissor hinges. Modern white wide cavity uPVC double glazed side hung casements to rear of Kitchen extension with lockable handles and scissor hinges. **Condition Rating 2.**

Bedroom 1 right-hand casement window sticks and requires adjustment to close easily. Bedroom 3 only has a top hung vent which is not suitable for means of escape due to the sill height being in excess of the 1.15m required under Building Regulations for an escape window and you should consider modifying this as part of long term improvements.

Ventilation

Trickle vents over the window heads (including the roof lights) and rear doors. Externally vented extractors to the Kitchen cooker hood (which vents through the plastic mushroom tile to the west roof slope) and to the Bathroom and En-Suite ceilings which are ducted to the front soffit eaves. Night vents to the Kitchen rear window. **Condition Rating 2.**

The En-Suite extractor was not operating correctly at the time of the inspection and should be checked.

Velux Windows (Kitchen)

2 no. modern Velux double glazed roof lights. **Condition Rating 1.**

You should be aware that sealed double glazed units to the windows do not last indefinitely and when the seals fail the gap between the panes of glass mists over as the result of condensation. ***The exact lifespan of any of the sealed double glass units cannot be easily verified and you should factor into long term maintenance budgeting the likelihood that some of these sealed double glass units may need to be replaced.***

2

D

Outside the property

Your Legal Adviser should check whether the double glazed windows were installed with Building Regulations Competent Persons Approval by a Competent Person and the appropriate FENSA Certificate issued (see **Section H1 below**). Your Legal Adviser should check whether there are any valid Guarantees or Warranties for the double glazed windows to be transferred to you on Completion (see **Section H2 below**).

D6 Outside doors (including patio doors)

Hall (Front)

Composite half-double glazed door. **Condition Rating 1.**

1

Utility Room (Side)

Composite half-double glazed door. **Condition Rating 1.**

Lounge (Rear)

Pair of wide cavity uPVC double glazed patio doors with 1 no. sliding and 1 no. fixed door. **Condition Rating 1.**

Dining Room (Rear)

Pair of wide cavity uPVC double glazed French doors with restrictors. **Condition Rating 1.**

You should be aware that sealed double glazed units to the doors do not last indefinitely and when the seals fail the gap between the panes of glass mists over as the result of condensation. ***The exact lifespan of any of the sealed double glass units cannot be easily verified and you should factor into long term maintenance budgeting the likelihood that some of these sealed double glass units may need to be replaced.***

Your Legal Adviser should check whether the double glazed doors were installed with Building Regulations Competent Persons Approval by a Competent Person and the appropriate FENSA Certificate issued (see **Section H1 below**). Your Legal Adviser should check whether there are any valid Guarantees or Warranties for the double glazed doors to be transferred to you on Completion (see **Section H2 below**).

D7 Conservatory and porches

Storm Porch to front included in other sections above.

D8 Other joinery and finishes

Replacement white plastic fascias, continuous slotted soffit vent (apart from the Kitchen single storey rear extension) and bargeboards. **Condition Rating 1.**

1

D9 Other

None.

E

Inside the property



Inside the property

Limitations on the inspection

Floor coverings, furniture and effects limited a full inspection of all floor surfaces and there were no accesses to inspect the voids beneath the suspended beam and block concrete ground floors or suspended timber first floors. Plasterboard dry linings prevented a full inspection and test of the wall surfaces behind. The property was heavily furnished throughout and cupboards full of effects which limited a full inspection. There were no accesses into the single storey rear extension vaulted ceiling roof void or into the bay roof void to the front of the Lounge or the Storm Porch roof void to the front of the Hall. The built-in appliances to the Kitchen have not been inspected or tested and back panels to the Kitchen cabinets prevented a full inspection and test of the wall surfaces behind. Full height filled wardrobes to Bedroom 1 and built-in wardrobes to Bedrooms 2 & 4 prevented a full inspection.

E1 Roof structure

1 2 3 NI

Roof Insulation

2

Layer of about 100mm thick quilt glass fibre insulation between the ceiling joists with a cross layer of about 150mm thick space blanket laid over. **Condition Rating 2.**

Chipboard sheets have been laid over the central area and the insulation beneath has been reduced to a maximum overall depth of 150mm (see **Photo 63**). You should consider raising the chipboard sheets to allow the full depth of insulation (which now approaches 300mm) to conform to current standards to reduce heat loss and heating costs. You should ensure that there are adequate ventilated shrouds around the recessed ceiling lights to prevent scorching and over-heating. Some of the tongued and grooved chipboard sheets have not been correctly fixed and are loose and should be fixed into place (see **Photo 71**).

Roof Ventilation

Continuous plastic front and rear slotted soffit vents. **Condition Rating 1.**

Roof Frame

Drop-down boarded access to the Landing ceiling with retractable aluminium ladder gives access into the roof space. The roof is framed from original softwood nail plate roof trusses with lateral/cross bracing and gable straps. There are original blockwork gable walls and bitumen felt roof linings. **Condition Rating 1.**

The loose chipboard sheets are a potential safety hazard and should be fixed correctly (see **Section 13 below**).

E2 Ceilings

Plasterboard with plain smooth skim coat plaster and matt white emulsion paint finish with vaulted ceiling to Kitchen single storey rear extension. There are Gyproc type plaster edge covings to most ceilings, apart from the Kitchen side external wall, single storey rear extension, Utility Room and Cloakroom. **Condition Rating 2.**

2



Inside the property

There are minor joint/edge shrinkage cracks to the Kitchen ceiling at the connection of the single storey rear extension as the result of typical differential movements (see **Photos 99 & 100**). These will require filling and repair as part of redecorations. There is also a stain from a previous leak below the west side roof light to the Kitchen extension which the Vendors advise has been remedied with additional sealant to the roof light weather-proofing externally (see **Photo 96**). There is a typical very slight full length filled shrinkage crack across the centre of the Play Room from the front to the rear.

E3 Walls and partitions

Inner walls and ground floor partitions are constructed of blockwork and dry lined plasterboard and skim coat plaster. The remaining ground floor and first floor partitions are constructed of timber frame and plasterboard with smooth skim coat plaster finishes. There are coloured emulsion paint wall finishes with feature wallpaper finishes to the side external walls to the Lounge and Bedroom 1. There are full height ceramic tiled splashbacks (landscape pattern) to all walls to the Bathroom, apart from the staircase partition and similarly to the En-Suite (portrait pattern) apart from the partition with the Bathroom. **Condition Rating 1.**

1

Once all the Vendors' extensive effects have been cleared, you should expect that most rooms will require some form of redecorations.

Your Legal Adviser should confirm that Building Regulations Approval was obtained for alterations to the rear wall to accommodate the single storey rear extension and all Conditions discharged and obtain a copy of the Building Regulations Completion Certificate (see **Section H1 below**).

E4 Floors

Ground floors are constructed of suspended beam and block concrete with slotted plastic air brick vents to the perimeter walls and first floors of suspended timber possibly with tongued and grooved chipboard sheets laid over joists. **Condition Rating 1.**

1

A few of the first floor chipboard sheets 'squeak' slightly when walked across and these may need to be re-fixed.

I noted a pet cat flap to the Utility Room side exit door. I recommend you ask the Vendors to confirm they regularly implement a flea management programme and, on completion of the sale of the property to you, confirm that any risk of flea infestation has been eliminated.

E5 Fireplaces, chimney breasts and flues

Gas coal effect room fire to the Lounge with external balanced flue and caged external guard. **Condition Rating 1.**

1

As the fireplace was not in use at the time of the inspection, your Legal Adviser should check this has been serviced annually and within the last 12 months by a Competent Person (see **Section H1 below**).



Inside the property

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

Kitchen

1

Modern contemporary units with 42mm deep factory laminated matt white worktops with breakfast bar with light grey edges and gloss finished vertical dark brown drawers and cupboards under and matching wall cupboards over with chunky chrome handles with soft hinge closers. Metal lined effect horizontal ceramic tiled splashbacks over worktops. Stainless steel single drainer 1&½ bowl inset sink with chrome hoop mixer tap with Insinkerator Model 65 food waste disposal and water filter in cupboard below with reverse Osmosis water storage and delivery cylinder. The built-in appliances apparently comprise a Siemens integral dishwasher, Siemens black 4-ring induction hob, Turboair stainless steel externally vented extractor hood over the hob, Siemens stainless steel double integral electric oven and integral full height separate fridge and freezer. **Condition Rating 1.**

Utility Room

Stainless steel single drainer inset sink with chrome mixer tap in modern speckled laminated worktop with pair of stainless steel fronted cupboards under and matching single cupboard over with plumbing and waste for washing machine to side. **Condition Rating 1.**

The Kitchen units are believed to have been re-fitted when the Kitchen extension was formed in about 2008 and your Legal Adviser should check whether there are still any valid Guarantees or Warranties for the built-in appliances to be transferred to you on Completion (see **Section H2** below).

E7 Woodwork (for example, staircase joinery)

Doors

1

Mostly modern white gloss painted pressed six panel type with brass lever handles and some satin ball handles to the first floor. Pair of Oak effect fully glazed doors between the Lounge and Diner. **Condition Rating 1.**

Skirtings and Architraves

Original narrow painted timber chamfered lengths. **Condition Rating 1.**

Staircase

Original winding painted timber staircase with handrails and vertical balusters and galleried Landing rail. **Condition Rating 1.**

Bedroom 1

Mirror fronted folding 3 no. pairs of doors. **Condition Rating 1.**



Inside the property

E8 Bathroom fittings

Bathroom

2

Modern white suite with concealed cistern dual flush W.C. suite with china pan, china bowl basin with chrome mixer tap (both built into vanity unit), acrylic bath with chrome mixer tap and separate thermostatic shower mixer above with glass shower panel/screen. **Condition Rating 2.**

The shower rose is missing to the shower (see *Photo 137*).

En-Suite

Modern white suite concealed cistern single flush W.C. suite with china pan, china bowl base with chrome mixer tap (both built into vanity unit), acrylic bath with chrome mixer tap and separate chrome thermostatic shower mixer with glass shower screen. **Condition Rating 1.**

Cloakroom

Average modern white suite with china close couple dual flush W.C. suite and small china wall hung basin with chrome mixer tap. **Condition Rating 1.**

All the sanitary ware (particularly the En-Suite) could benefit from thorough deep cleaning and de-scaling (see *Photos 147-148*).

E9 Other

None.

F

Services

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

Limitations on the inspection

Concealed W.C. cisterns and bath side panels to the Bathroom and En-Suite and boxed in soil and vent pipe duct to the Bathroom and Lounge below conceal waste and service pipes and these could not be inspected. There are 4 no. inspection chambers (labelled IC1-IC4 on the attached floor plan) and the covers to IC's 2, 3 & 4 could not be lifted. The gas room fire to the Lounge was not in use at the time of the inspection and has not been tested. The air conditioning units over the stairwell and to the Dining Room were not in use by the Vendors and have not been checked. The radiator pipes pass behind the ground floor plasterboard dry linings and into the first floor voids and could not be inspected. The intruder alarm was not in use by the Vendors and has not been checked.

F1 Electricity

1 2 3 NI

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

Mains underground supply connects to external plastic cavity meter box to the front wall of the Play Room and the original MEM Memera inset fused consumer unit is located to the Play Room upper front wall (see **Photo 85**). A secondary underground supply has been taken to a smaller MEM Memera fused consumer unit to the Garage (see **Photo 48**). There are generally modern white flush switched sockets, light switches and pendants with some upgraded metal face plates to the Kitchen area. There are recessed ceiling lights to the Hall, Kitchen/Diner, Utility Room, Bathroom and En-Suite and Bedroom 1. There is a mains battery back-up ceiling mounted smoke alarm system to the Hall and Landing (labelled SDA on the attached floor plans). There is an intruder alarm system with a key pad to the Hall and passive infra-red sensors to the Hall, Lounge, Play Room, Dining Room and Landing. There are wall hung air conditioning units to the Dining Room and Landing/stairwell with external fan units (2 no.) to the side external wall to the Lounge (see **Photos 23, 102 & 120**). **Condition Rating 2.**

There is no evidence that the installation has been recently inspected or tested and you should arrange for an Electrician's Inspection/Test to be carried out on the electrical installation, the intruder alarm system and air conditioning system (see **Section H1 below**). As part of the Electrician's Inspection/Test, you should obtain a quotation for the installation of a heat detector to the Kitchen and carbon monoxide alarms where there are gas appliances to the Lounge and Utility Room. Your Legal Adviser should check that Building Regulations Competent Persons Approval (Part P Certificate) was issued for the electrical improvement works carried out as part of the Kitchen single storey rear extension (see **Section H1 below**).

Your Legal Adviser should check whether there are any service records for the intruder alarm system and air conditioning system (see **Section H1 below**) and whether there are any valid Guarantees or Warranties for these to be transferred to you on Completion (see **Section H2 below**).

F2 Gas/oil

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

Mains underground gas supply connects to the external plastic cavity meter box to the front wall of the Play Room and the supply is piped to serve the gas-fired boiler to the Utility Room and gas room fire to the Lounge. **Condition Rating 1.**

1

Should definite assurances be required then the installation should be inspected by British Gas or by a suitably qualified Gas Heating Engineer.

F3 Water

Stopcocks

External plastic circular Water Authority stopcock box to the front pavement where the Vendors advise a water meter has been fitted. The internal stopcock could not be located. **Condition Rating 2.**

2

The position of the external stopcock should be located for future maintenance purposes. The type and condition of the underground supply pipe has not been verified.

Storage

All fittings are supplied direct from the rising main and the hot water supply is direct from the Heatrae Sadia hot water cylinder or gas-fired boiler. There is no independent cold water storage within the property and this is not uncommon with this form of installation. **Condition Rating 1.**

Should the mains supply be turned off for any reason, this may cause temporary inconvenience.

F4 Heating

Viessmann Vitodens 100 gas-fired combination boiler to the Utility Room with external flue with adjacent MagnaClean professional iron filter with Honeywell time control clock and programmer below and Honeywell room thermostat to the Hall. The boiler supplies heating to mostly modern stove enamel radiators with thermostatic radiator valves and a contemporary column type radiator to the Kitchen side external wall and a taller similar slat column radiator to the Kitchen single storey rear extension and chrome ladder dual electric towel radiators to the Bathroom and En-Suite. **Condition Rating 2.**

2

The Vendors advise this new boiler was installed in 2008 by xxxxxxxxxxxxxxxxxxxxxx and your Legal Adviser should check these works were carried out with Building Regulations Competent Persons Approval and the appropriate GasSafe Certificate issued and confirm the boiler has been serviced annually and within the last 12 months by a Competent Person (see **Section H1** below).

Your Legal Adviser should check whether there is a valid Guarantee or Warranty for the gas-fired boiler to be transferred to you on Completion (see **Section H2** below).

F5 Water heating

The gas-fired boiler supplies domestic hot water. The Heatrae Sadia Megaflo stove enamel factory insulated hot water cylinder to the Airing Cupboard stores hot water and also has a back-up immersion heater and cylinder-stat for domestic hot water. **Condition Rating 2.**

2

The immersion heater was not in use at the time of the inspection and should be included within the Electrician's Inspection/Test recommended at **Section F1** above.

The Vendors advise this new boiler was installed in 2008 by xxxxxxxxxxxxxxxxxxxxxx and your Legal Adviser should check these works were carried out with Building Regulations Competent Persons Approval and the appropriate GasSafe Certificate issued and confirm the boiler has been serviced annually and within the last 12 months by a Competent Person (see **Section H1** below).

Your Legal Adviser should check whether there is a valid Guarantee or Warranty for the gas-fired boiler to be transferred to you on Completion (see **Section H2** below).

F6 Drainage

Below Ground Drainage

There are 4 no. inspection chamber covers labelled IC1-IC4 on the attached floor plan. IC1 comprises a 300mm diameter plastic chamber with screw-down cover collecting the waste from the Cloakroom W.C. suite and basin and the outlet runs towards IC2. **Condition Rating 2.**

2

The covers to IC's 2, 3 & 4 should be lifted to verify the drain connections and their condition.

Above Ground Drainage

Bathroom and En-Suite wastes are assumed to connect into the concealed soil and vent pipe duct to the front wall of the Bathroom which falls to the Lounge below and rises through the roof space to terminate above the front roof slope with a mushroom plastic tile vent (see **Photo 20**). Cloakroom basin and W.C. plastic wastes pass through the suspended beam and block floor. Combined Utility Room sink and washing machine plastic wastes pass through the suspended beam and block floor. The Kitchen sink and dishwasher combined wastes pass through the suspended beam and block floor. **Condition Rating 1.**

Your Legal Adviser should verify the route of the foul drainage connection to the main sewer (see **Section H3** below).

F7 Common services

None.

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

The Garage was full of the Vendors' effects which limited a full inspection.

G1 Garage

1 2 3 NI

Original detached double Garage built of 100mm matching faced brickwork with brick and block piers under a matching dual pitched roof covered with concrete single roll interlocking pantiles on softwood factory nail plate trusses with felt roof linings with remote control roller shutter door to front and painted timber half-glazed single glazed side exit door. Matching plastic fascias, soffits and bargeboards and rainwater goods.

2

Condition Rating 2.

The side exit door is decayed and requires extensive repair or replacement (see **Photo 41**).

The Vendors advise the Garage remote control roller shutter door has been installed during their occupancy and you should check whether there is a valid Guarantee or Warranty for this to be transferred to you on Completion (see **Section H2 below**).

G2 Permanent outbuildings and other structures

Small potting shed and smaller play shed to rear. **Not Inspected.**

NI

G3 Other

Grounds

2

Small open plan front gardens and medium size enclosed rear gardens have generally been adequately maintained. The tarmac drive to the front is believed to be shared with Nos. xxxxxxxxxxxx leading off the block paved estate road.

Your Legal Adviser should check your rights and liabilities for the shared tarmac drive (see **Section H3 below**).

There is a metal strip gully running along the front of the Garage and this collects surface water run-off the drive. **Condition Rating 2.**

You should check the gully is cleaned out and the route to an appropriate soakaway (see **Photos 6 & 8**).

Boundaries

The front boundaries to the north side and around the east side of the Garage are formed to 225mm faced brick retaining walls with heights varying from .8m to 1.25m. There are 1.8m height vertical close boarded fences with concrete posts on top of the boundary fences with timber posts to the east side (rear) for the Double Garage fixed to the retaining walls. The remaining east side boundary is formed by a 1.8m height concrete post and horizontal lapped panel fence and to the rear is formed by a 1.8m height concrete post and timber panel fence. The boundary to the west side with No.xx is formed by a 1.8m height concrete post and timber panel fence which reduces to a 1.4m height timber vertical pale fence at the front.

G

Grounds (including shared areas for flats)

The front boundary is believed to curve around the tarmac drive to the front of No.xx and along an imaginary boundary line across the front drive into the retaining wall to the north side.

From the Land Registry Title Plan the Vendors produced at the inspection, it is apparent that the rear and west and east boundaries to the rear belong to the property, whilst the boundaries to the front around the retaining walls are believed to belong to neighbouring properties and this should be verified.

Legal Documents describe the ownership of the property (Deeds) and usually describe which of the neighbouring properties are responsible for the upkeep of the boundaries. You should check with your Legal Adviser which boundaries are your responsibility in order that you can budget for any future repairs and maintenance (*see Section H3 below*).

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

Your Legal Adviser should confirm that Planning Permission and Building Regulations Approval were obtained for the Kitchen extension and associated alterations, confirm all Planning and Building Regulations Conditions have been fully discharged and obtain a copy of the Building Regulations Completion Certificate (D2, D4 & E3).

Your Legal Adviser should check that Building Regulations Competent Persons Approval has been obtained for the electrical improvements to the Kitchen and the Kitchen extension (Part P Certificate) (F1) and the gas-fired boiler has been installed with Building Regulations Competent Persons Approval (GasSafe Certificate) (F4 & F5).

Your Legal Adviser should verify that the Lounge gas room fire (E5) and the gas-fired boiler (F4 & F5) have been serviced annually and within the last 12 months by a Competent Person. If no servicing has been carried out or the service record is incomplete, you are advised to arrange for these appliances to be checked and serviced by a Competent Person.

Your Legal Adviser should check whether the intruder alarm system and air conditioning units have been serviced regularly by a Competent Person and within the last 12 months. If no servicing has been carried out or the service record is incomplete, you are advised to arrange for these appliances to be checked by a Competent Person (F1).

H2 Guarantees

Your Legal Adviser should check whether the property is being sold with any valid Guarantees or Warranties for the following:-

- D5 & D6 – UPVC double glazed windows and doors.
- E6 – Built-in Kitchen appliances.
- F1 – Intruder alarm and air conditioning units.
- F4 & F5 – Gas-fired boiler.
- H1 – Garage remote control roller shutter door.

H3 Other matters

Your Legal Adviser should verify the route of the foul drainage connection into the main sewer (F6).

Your Legal Adviser should verify the boundary positions and ownerships on all sides of the property (G3).

Your Legal Adviser should verify your rights and liabilities over the shared tarmac drive (G3).

Risks

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



Risks

I1 Risks to the building

None.

I2 Risks to the grounds

None.

I3 Risks to people

The loose chipboard sheets to the roof space are a potential safety hazard (E1).

I4 Other risks or hazards

None.

J

Property valuation



Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on xxxxxxxxxxxxxxxxxxxxxxxxx **as inspected was:**

£xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

In my opinion the current reinstatement cost of the property (see note below) is:

£xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Tenure	Area of property (sq m)
Freehold	168m ² (1,808ft ²)

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).



Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

None.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

The property has the benefit of spacious accommodation for an extended four bedroom detached property of this type and size with the benefit of a good quality fitted Kitchen. All these factors have been carefully considered when arriving at the Market Valuation above.

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the Valuation Date, I consider that I can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that I am faced with an unprecedented set of circumstances on which to base a judgement. My Valuation is, therefore, reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to my Valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the residential property market, I recommend that you keep the Valuation of this property under frequent review.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance you will need for the property.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0061690

Qualifications

FRICS

Company

Harcourt-Powell Chartered Surveyors

Address

37 Friars Street, Sudbury, Suffolk CO10 2AG

Phone number

01787 881177

Fax

01787 881776

Email

info@harcourt-powell.co.uk

Website

www.harcourt-powell.co.uk

Property address

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Client's name

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Date this report was produced

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

Signature



What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

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

You should also:

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

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

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



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

The service

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

- a physical **inspection** of the property (see *The inspection* below)
- a **report** based on the inspection (see *The report* below) and
- a **valuation**, which is part of the report (see *The valuation* below).

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

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

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

The inspection

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

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

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

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

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

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

M

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

M

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

M

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

Energy

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

Issues for legal advisers

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

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

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

M

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

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, **services, fixtures and fittings, and so on**

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

M

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

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

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

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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

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

M

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

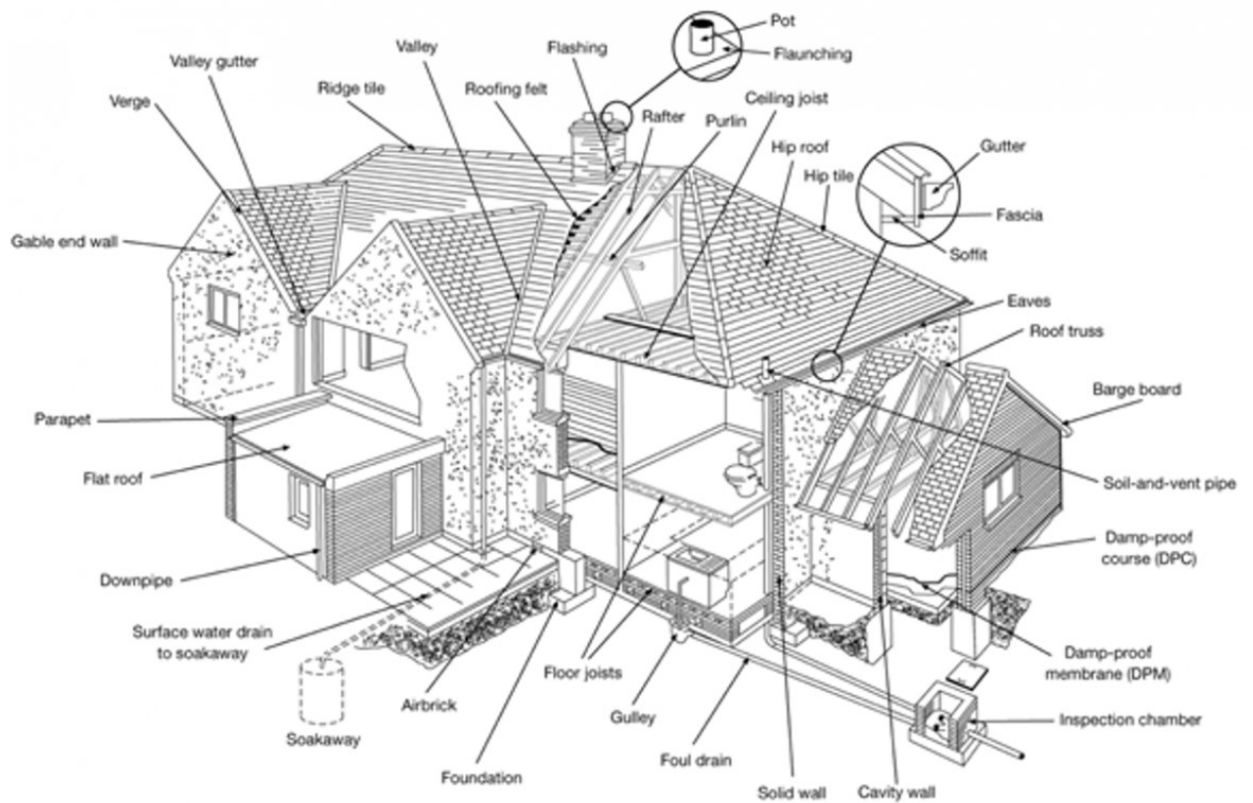
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

N

Typical house diagram

N Typical house diagram

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





RICS disclaimer

You should know ...

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Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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