

LEVEL 2

Your survey report

Property address

Test Avenue
Nowhere Ville
M1 5UT

Client's name

MR ?

Inspection Date

18th May 2023

Surveyor's RICS number

0101228

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any 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.
- 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 MR ? confirmed your instruction to us Aspire Surveyors , for a full list of exclusions.

About the inspection

Surveyor's name

Brendan Neely BA (Hons) MRICS

Surveyor's RICS number

0101228

Company name

Aspire Surveyors

Date of the inspection

18th May 2023

Report reference number

HSS-TEST

Related party disclosure

We can confirm that, in accordance with the RICS Valuation Standards and RICS Rules of Conduct, we are not aware of any conflicts of interest in accepting your instruction which may influence the recommendations contained in this report.

Full address and postcode of the property

Test Avenue
Nowhere Ville
M1 5UT

Weather conditions when the inspection took place

At the time of our inspection the weather was overcast and dry.

Status of the property when the inspection took place

At the time of the inspection the property was unoccupied and unfurnished with fixed floor coverings throughout.

B

Overall opinion

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

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

Important note

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

B

Condition ratings

Overall opinion of the property

The deficiencies noted within the report are not uncommon in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
F1	Electrical installation certification.	
F2	Gas safety certification.	
H1	FENSA certification.	
H1	CERTAS certification.	
H1	Building Regulation approval and final completion certificate for application number BN/07/011036.	



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
D4	Main walls
D7	Conservatory and porches
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breast and flues
E7	Woodwork (for example, staircase and joinery)
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F6	Drainage

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D8	Other joinery and finishes
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

1

Elements with no current issues

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

Element no.	Element name
D1	Chimney stacks
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E8	Bathroom fittings
F3	Water
F5	Water heating
G3	Other

NI

Elements not inspected

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

Element no.	Element name
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a traditional semi detached house.

Approximate year the property was built

The property was built circa 1955.

Approximate year the property was extended

Your legal advisor should confirm the date the property was extended.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques. The main roof is constructed from timber with a concrete tile covering. The external walls are constructed of part rendered cavity brick and the internal floors are constructed of both suspended timber and solid concrete to the ground floor and suspended timber first floor. The kitchen extension roof is flat and covered with mineral felt.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	2	0	0	1	1	0	1	1	Converted garage
First	0	2	1	0	0	0	0	0	0

C

Energy efficiency

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

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

Energy efficiency rating

D 62

Issues relating to the energy efficiency rating

None.

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)

None.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

The property benefits from an off road parking area at the front and a rear garden.

Location

The property is situated in an established residential area of similar type and age properties.

Facilities

The property enjoys good access to the usual range of local amenities and facilities.

Local environment

The property is in an area affected by high levels of air pollution which may affect health (see section I3).

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

It was not raining at the time of our inspection and we cannot confirm that rainwater goods are totally serviceable or that flashings, roof coverings, etc are fully watertight during periods of heavy or prolonged rainfall.



D1 Chimney stacks

The chimney stack is constructed of brick with a clay pots and a lead flashing at the base to keep it watertight. 1

The brick stack and the lead flashing around the base are in fair condition with no major repairs required and should be maintained in the normal way which should include some non urgent routine pointing where mortar has started to erode between some of the bricks. You should also consider replacing a number of bricks which are frost damaged / weathered but again this is not an urgent matter.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with your legal adviser before any work is done (see section H3).

Condition rating 1. No urgent repairs required. The property should be maintained in the normal manner.



Photo - 1 Front and side face of stack



Photo - 2 Localised repointing is now due in some areas



Photo - 3 Weathered brick faces in some places



Photo - 4 Rear face of shared stack

D2 Roof Coverings

The main roof is constructed from timber with a concrete tile covering and the extension / converted garage roof is constructed of timber with a flat mineral felt roof covering.

2

The suspended timber roof of the extension area is flat and covered with mineral felt with a protective waterproof coating. Flat roof coverings do not last as long as those on sloping roofs and they can quickly fail and leak. A 10 to 15-year life expectancy is typical. It will require regular maintenance before its eventual replacement. At the current time, the roof finish is in a reasonable condition with no evidence of internal water penetration on the ceilings below. It is typically weathered which could in time create internal damp problems.

In common with most flat roofs of this age ventilation and insulation to the void between the ceiling and the external covering is probably inadequate and this can lead to issues with damp and cold spots. Upgrading would effectively require replacing the whole roof, so at this stage, I would advise that you wait until the external covering starts to fail.

The pointing at the junction of felt up stand of the roof and the walls of the house is weathered and should be repaired / pointed to ensure it remains watertight.

Condition rating 2. These works should be carried out soon after purchase.

The main roof has been constructed in a typical fashion with the structural timbers in the loft supporting the concrete tile roof coverings and ridge / hip tiles. No significant structural defects were noted such as excess deflection to the ridgeline or dishing on the main slopes.

The roof coverings and ridge / hip tiles were found to be in an acceptable condition with no repairs currently required and the secondary waterproof layer (roofing felt) on the underside of the roof is where visible in satisfactory condition.

The roof benefits from a low maintenance 'dry' ridge system (rather than traditional mortar) which is satisfactory.

The sloping valley gutter at the junctions of the main roof slopes and the hipped sections are lined with lead. These should be regularly cleaned of any debris and checked as these types of lined gutters are vulnerable to leaks. The timbers on the underside of the valley gutter were dry when tested.

The original roof tiles have been replaced. These concrete tiles may be heavier than the original roof tiles and additional strengthening may have been required. I advise that your solicitor makes checks to see if building regulation approval was sought and complied with when these works were carried out (see section H1).

Condition rating 1. No urgent repairs required. The property should be maintained in a normal manner.

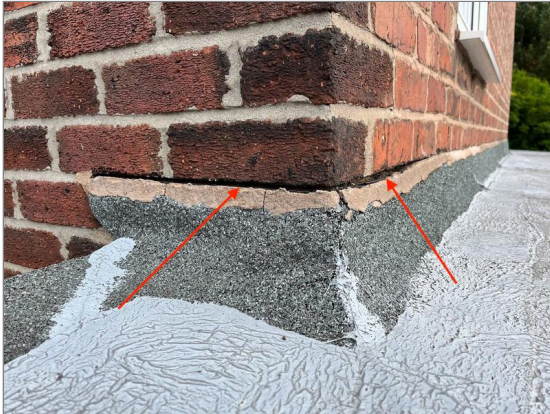


Photo - 5 Pointing required at junction of flat roof upstand and main walls.



Photo - 6 Flat roof covering - weathered.



Photo - 7 Secondary waterproof layer (roofing felt).



Photo - 8 Replacement roof coverings satisfactory



Photo - 9 Valley gutters ok

D3 Rainwater pipes and gutters

Some of the rainwater downpipes and gutters are dated and show typical signs of age and will need higher levels of maintenance in the future. Whilst replacement is not essential at this time, it may be more economical to replace them with new low maintenance plastic materials.

1

As it was dry at the time of the inspection, we cannot comment upon the serviceability of the system or whether the junctions or joints are fully watertight. You should check gutters and downpipes during wet weather shortly after occupation. If any leakage is observed, repairs and improvements should be undertaken as soon as possible to prevent rainwater from entering the building.

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay, and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is important. One of the main problems that occur with gutters, in particular, is blockage of the gutters, etc, by leaves, dirt, and other debris. This can lead to the gutters becoming blocked and water run over onto underlying timber (resulting in rot) and also onto walls (resulting in damage and/or structural movements such as subsidence or settlement). Downpipes should be checked regularly and the gutters should inspect at least once a year and leaves, silt and other debris cleared through to prevent blockages.

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



Photo - 10 Dated rainwater goods



Photo - 11 Dated rainwater goods



Photo - 12 Dated rainwater goods

D4 Main walls

The property has been extended and the garage converted. A search of the local authority database did not reveal any of the necessary permissions required for these works (ie: Building Regulation approval). Your legal advisor should make further enquiries and advise accordingly (see section H1).

3

Condition rating 3. These investigations should be completed prior to purchase.

The property is constructed of part rendered cavity brick and is structurally sound with no evidence of any significant ongoing movement or other structural defects.

Cavity walls are built using two separate leaves of brickwork - the inner wall and outer wall are secured together by means of cavity wall ties. In recent years it has been discovered that these metal ties can be subject to corrosion and rust and eventually they can snap, this is known as cavity wall tie failure. If enough of the metal ties failed, the structural integrity of the main walls could be at risk as the inner and outer walls would no longer be secured together.

From a limited visual inspection, there is no evidence of significant tie failure (such as horizontal cracking to the mortar pointing) and at this stage, a wall tie inspection utilising specialised equipment to directly locate and examine the condition of the ties is not considered to be essential.

However, wall tie failure is a progressive defect and may be affecting some ties at the moment and more in future years. I would advise that as a precautionary measure you instruct a reputable specialist contractor to carry out an inspection.

The original bitumen felt DPC (damp proof course) added when the property was constructed is in danger of being bridged by high external ground levels at the front and rear of the property. Unless relatively straightforward remedial works are carried out it could lead to problems with penetrating damp inside the property (see section E3 & E4). A DPC should be positioned so that there is a minimum of 6 inches / 150 mm above the ground. If this gap is reduced it can provide any damp or moisture a direct route over the DPC and into the external wall. An effective way to deal with this issue is to create a drainage soak away channel around the base of the affected walls. These are usually filled with gravel or finished with a grid. A suitable grid has been fitted at the base of front wall of the garage conversion and this should be extended around the base of all the walls.

The subfloor area is poorly ventilated and this can lead to significant issues with dampness and rot underneath the floors. An additional air brick should be fitted in the centre of the front bay window.

Condition rating 2. These investigations should be carried out soon.

The brickwork and pointing to the main walls are in satisfactory condition and appear to have been well maintained. There are currently no urgent repairs required and the property should be maintained in the normal way which should include any localised repointing.

The cement render has been maintained to a reasonable standard.

A small section of cladding material on the underside of the front wall above the front entrance area could contain asbestos based materials. Asbestos containing materials are a potential hazard and should not be drilled or disturbed and only be removed or repaired by a specialist contractor (see section I3).

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



Photo - 13 Create soak-away around all of the external walls (concrete is below the gravel)



Photo - 14 High ground levels - bridging DPC - create soakaway



Photo - 15 High ground levels - bridging DPC - create soakaway



Photo - 16 Extend the soakaway grid around all the walls



Photo - 17 Possible asbestos content above entrance area

D5 Windows

There is FENSA and CERTAS certification for the installation of the replacement windows. You should ask your legal advisor to obtain a copy and enquire as to whether a transferable warranty is available (see section H2).

1

(FENSA and CERTAS registered contractors have been assessed to ensure they meet the minimum standards required for the installation of replacement windows).

The windows are a mixed installation of older timber and uPVC double glazed units and more recently installed uPVC double glazed units.

The older uPVC windows in the stairwell and smaller reception room and timber framed windows in the kitchen are in fair condition with no defects noted. These windows will not be as thermally efficient as the rest of the installation and you should consider their replacement.

The more recently installed uPVC double glazed windows throughout the rest of the property are in satisfactory condition with no evidence of significant defects noted. Any small gaps in the sealant around the frames should be filled to prevent water penetration.

The windows in the bedrooms are intended to provide a means of escape in the event of a fire and

should be kept free and clear of obstruction.

The Velux style rooflights are in satisfactory condition but would benefit from being cleaned. The manufacturer recommends that the rooflight handles, hinges and external waterproofing are and serviced checked annually.

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



Photo - 18 Velux rooflights - satisfactory.



Photo - 19 Dated timber framed windows in kitchen.

D6 Outside doors (including patio doors)

There is FENSA certification dated 23/11/2015 for the installation of a replacement door. You should ask your legal advisor to obtain a copy of the certificate, enquire as to which door it refers and whether a transferable warranty is available (see section H1 & H2).

1

(FENSA registered contractors have been assessed to ensure they meet the minimum standards required for the installation of replacement doors).

The replacement uPVC front doors are in satisfactory condition with no significant defects noted and should be maintained in a normal way. I would advise that for security reasons the door locks are changed after purchase.

The uPVC patio doors through to the conservatory are in satisfactory condition and should be maintained in the normal way.

The timber rear door is part of an older installation and whilst in fair condition, it does not provide an adequate level of security. You should consider it's replacement.

The replacement doors should all have been installed by an organisation who is a member of a government approved competent person scheme (ie FENSA or similar). For more information go to: (<https://www.gov.uk/building-regulations-competent-person-schemes>).

There is no certification for all of the replacement doors. Your legal advisor should check if the replacement doors have either building regulation approval or were installed by a member of an approved competent person scheme and if a transferable warranty is available (see section H1 & H2).

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



Photo - 20 Timber rear door - dated.

D7 Conservatory and porches

The conservatory features a typical brick base and side wall, uPVC doors and frames and a timber framed concrete tiled roof. It is in fair condition with no evidence of structural problems or water penetration. It is unusual for a conservatory of this design to feature a concrete tile roof which is significantly heavier than the usual plastic or glass roof covering. You should ensure that the replacement roof structure has the benefit of Building Regulations approval to ensure it is not overloading the supporting structure beneath. Should there be no supporting documentation, you should instruct a suitable contractor check the means of support for the roof.

3

Condition rating 3. These investigations should be carried out immediately

The waterproofing flashings at the rear of the conservatory roof where it abuts to the back wall of the house are in satisfactory condition but this area is vulnerable to leaks and it should be checked regularly to ensure it remains watertight.

Conservatories are an economic alternative to extending the property and are not constructed to the same standard and level of specification as an extension with a shorter economic life expectancy. The conservatory will require more frequent maintenance to the PVC frames and window seals etc before an eventual replacement. Your solicitor should make enquiries to see if a warranty is available and if it can be transferred to yourself (see section H2).

Condition rating 1. No repairs required. The property should be maintained in the normal way.



Photo - 21 Ensure adequate support for the concrete tile roof



Photo - 22 Conservatory.

D8 Other joinery and finishes

The roofline joinery is a mixed installation of original timber and replacement low maintenance plastic.

2

The timber sections are showing signs of age and deterioration with flaking paint and possible wet rot developing in exposed areas which will require some localised repair and routine maintenance. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be redecorated soon. You may wish to consider completing the installation of low maintenance plastic joinery.

Condition rating 2. These works should be carried out soon.

The low maintenance plastic roofline joinery is in satisfactory condition with no significant defects noted. These installations sometimes have the benefit of long term warranties and this should be checked by your solicitor (see section H2). You should note that some installers do not remove the existing timber joinery which may be in poor condition.

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



Photo - 23 Plastic roof joinery satisfactory



Photo - 24 Timber sections typically weathered

D9 Other

Not applicable.

NI

E

Inside the property

E

Inside the property

Limitations on the inspection

The inspection of the roof structure was restricted to the boarded area of the loft.

It was not possible to test a significant proportion of the internal walls for damp due to the position of the fitted kitchen units. Dampness may also be present in these areas.

It was not possible to confirm the level of insulation in the extension roof (if any).



E1 Roof structure

The hipped roof structure is constructed from traditional timber rafter and purlins and there are no signs of any significant structural distortion or defects. 1

The level of insulation within the loft area is satisfactory.

The party wall in the loft area is fully built up and satisfactory.

The loft is accessed via the hatch on the landing.

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



Photo - 25 Roof structure.



Photo - 26 Roof structure and party wall.



Photo - 27 Party wall.



Photo - 28 Roof structure.



Photo - 29 Loft insulation - approx 330mm.

E2 Ceilings

The kitchen and main bedroom ceiling are clad with polystyrene tiles which are a potential hazard. Polystyrene tiles are a safety hazard because they are flammable and give off poisonous fumes in a fire. These should be removed now. This may damage the ceiling underneath requiring more extensive repairs.

3

Condition rating 3. These works should be carried out immediately.

The ceilings are made of modern plasterboard and although there are some typical blemishes and hairline cracks, they are considered to be in acceptable condition for their age and type with only routine decorative improvement required.

The ceilings in properties of this era may be constructed of a board material that is likely to contain asbestos. If these are disturbed, they could be a safety hazard (see section I3). You will have to use a contractor experienced in this type of work or an asbestos specialist when you want to repair or replace the ceilings.

Condition rating 1. No urgent repair is currently needed. The property should be maintained in a normal way.

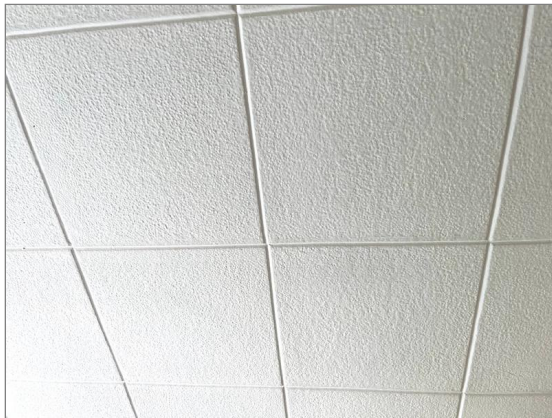


Photo - 30 Polystyrene tiles.



Photo - 31 Polystyrene tiles.

E3 Walls and partitions

Tests were taken with an electronic moisture meter throughout the property and some high readings were obtained in the smaller rear reception room and understair cupboard walls which abut the converted garage which indicates potential damp problems. Internal damp is usually caused by defective damp proof courses (rising damp) or when damp penetrates the main walls and this is often caused by high ground levels that bridge the DPC (see section D4), poor construction practise in extensions and conversions (see section E9) or leaks from gutters and pipes.

3

You should now ask an appropriately qualified person to inspect the problem and provide you with a report and quotation for the necessary works (see section I1). The inspection should be throughout the property and include the subfloor areas for hidden defects. To do this properly, parts of the property may have to be disturbed and furniture moved and you should discuss this with the current owner. Once you have repaired the dampness, you may have to carry out other additional work that could typically include replacing damp plaster, repairing rotten timber, etc.

Condition rating 3. These investigations should be carried out immediately.

The plaster-work and decorative finishes are in a reasonable state of repair for a house of this age and type but there are typical blemishes and areas where routine repairs and redecoration are required.

I would expect that you would wish to redecorate shortly after purchase.

The faces of the internal partition walls of the converted garage are covered with a boarding that produces a hollow sound when tapped. This is usually called 'dry lining' and care must be taken when fixing shelves or other appliances to the wall surfaces.

Structural alterations have been carried out where an original internal wall has been removed to create the larger main bedroom.

When an internal wall has been removed or altered, it is important that other parts of the property are properly supported. Although I did not see any problems, you should ask your legal adviser to check whether the local council has granted building regulation approval for this work (see section H1). Should there be no supporting documentation you should ask an appropriately qualified person to investigate whether the building is properly supported. This may involve disturbing the

property to expose the means of support and you should discuss this with the current owner.

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



Photo - 32 Internall wall removed.

E4 Floors

The kitchen floor is constructed of solid concrete and exhibited elevated moisture levels when tested which would suggest it is damp.

3

The high external ground levels will be a contributory factor to the damp floor (see section D4). Whilst relaying the floor is probably not required at this stage, the floor should be included in the damp investigations (see section I1). The need for possible future replacement of the floor and the installation of a DPM (damp proof membrane) which is a disruptive and expensive process should not be discounted.

Timbers such as floor joists and floorboards which are in contact with the damp floors and walls should be included in the damp inspection (see section I1).

Condition rating 3. These investigations should be completed immediately.

The suspended timber and solid concrete ground and suspended timber upper internal floors are reasonably level and from a limited visual inspection (the floors are predominantly covered by fixed coverings) they are considered to be in acceptable condition.

The fixed floor coverings are dated but in fair condition.

To make sure the timber ground floors do not rot, it is important to provide ventilation to the underfloor space and there is not enough ventilation (see section D4). To prevent future problems, additional ventilation should be provided soon.

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

E5 Fireplaces, chimney breasts and flues

The property includes a fireplace in the main reception room. The fireplace is in reasonable condition and the living flame gas fire appears to be relatively modern.

3

All heating appliances should be serviced regularly (usually every year) by an appropriately qualified person. If you intend to keep the fire, the appliance and the means of ventilation should be checked by a qualified contractor (see section F2).

Condition rating 3. These investigations should be carried out immediately.

The first floor chimney breast has been blocked up and does not have a vent installed.

An air vent should be fitted within the chimney breast in order to help prevent moisture and condensation from building up with the brickwork.

Condition rating 2. These works should be carried out soon.



Photo - 33 Living flame gas fire.



Photo - 34 Chimney breast vent required.

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

The kitchen is dated and I would expect that you would wish to replace it as part of your refurbishment of the property.

2

You should consider the installation of an extractor fan in the kitchen to prevent the build up of moisture and condensation.

Condition rating 2. These works should be carried out soon.

E7 Woodwork (for example, staircase joinery)

The internal woodwork may require upgrading and remedial works. Timbers such as the skirting which have been in contact with damp walls may be affected by wet rot and should be closely inspected by a specialist contractor (see section I1 Risks).

3

The internal glazed doors do not have a British Standard or EU safety mark and therefore are unlikely to have safety glass fitted. This is a potential hazard (see section I3 Risks).

Condition rating 3. These investigations should be carried out immediately.

The internal woodwork (doors, skirting, architraves, staircase and handrails, etc) have been maintained to a fair decorative standard with no visible evidence of any significant timber decay or other defects.

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



Photo - 35 Glazed internal doors - no safety glass.

E8 Bathroom fittings

The main shower room facilities (wc and shower) and ground floor wc are modern and the fittings have been maintained to a satisfactory standard with no significant defects noted.

1

The shower room basin is part of an older installation but is in fair condition and adequate for purpose.

The sealants around the edges of shower cubicles can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. There are no signs of any problems at the moment but they should be regularly checked.

You should consider the installation of an extractor fan in the shower room to prevent the build-up of moisture and condensation.

The 'boxing in' around the soil pipe has been removed and will require replacement.

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



Photo - 36 Replace 'boxing in'



Photo - 37 Basin part of an older installation.

E9 Other

The garage has been converted to create the ground floor reception room / bedroom and whilst the works appear to have been carried out to a reasonable standard, from a limited visual inspection, I am unable to confirm these works would fully comply with relevant building regulations as the majority of the materials eg fire resistant boarding and insulation to the floors and walls, damp proofing to the floors and electrics, etc are now concealed.

3

Whilst a search of the local authority database did not reveal any permissions for these works, you should ask your legal advisor to confirm that building regulation approval was granted including the issuing of a final completion certificate (see section H1). If the conversion does not have the appropriate approvals, it could affect the future saleability of the property and require retrospective building regulation approval which can be expensive and disruptive.

You should contact the local authority building control officer for expert guidance as to what works if any would be required to gain retrospective approvals / building control regularisation.

The front elevation wall of the converted garage is constructed of pvc panelling which will be prone to heat loss and condensation.

Condition rating 3. These investigations should be carried out immediately.



Photo - 38 PVC wall prone to condensation and heat loss.

F

Services

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

Services

Limitations on the inspection

Although a condition rating has been allocated, my inspection of the electrical and heating installation was restricted because the majority of the wiring and pipework are covered and not directly accessible.

Whilst general advice as to the age of the installations can be provided, it is important that you seek further advice from specialist qualified contractors to confirm both safety and operational efficiency.

It was not possible to determine the type or construction of the incoming water main which was not located.



F1 Electricity

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

The electrical installation is dated and will need upgrading in order to comply with current safety regulations. It lacks a modern consumer unit and the important safety feature of RCD protection (residual current device) which is now considered essential in new electrical installations.

3

The requirement for RCD protection as part of an electrical installation was included in the British Standards for Electrical Installations (BS 7671 : 2008).

The fuse box and meter are located in the smaller reception room.

Whilst there is earth bonding / wiring other aspects of the wiring and fixtures may also need to be improved - a rewire or partial rewire may be required. To ensure safety it is essential that the installation is now tested by a qualified electrician and all works are carried out to ensure full compliance with the latest safety regulations.

The electricity supply to the subject and neighbouring property is fed overhead with the cabling attached to the rear elevation wall. Your legal advisor should make enquiries to confirm that the utility company are responsible for the maintenance of these cables (see section H3).

Condition rating 3. These investigations should be carried out immediately.

The alarm system was not tested and should be included in the inspection and testing.

Condition rating 2. These investigations should be carried out soon.



Photo - 39 Dated electrical installation.



Photo - 40 Electricity cables.

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.

A mains gas supply is connected to the premises. Where visible pipework and fittings appear to be modern and in fair condition. The gas meter is located in the external meter box. 3

As a precautionary safety measure, the gas supply and installation should be tested by a qualified gas engineer.

Condition rating 3. These investigations should be completed immediately.



Photo - 41 Gas meter.



Photo - 42 External meter box.

F3 Water

Mains water is connected. Fittings and pipework where visible appears to be in fair condition with no significant defects noted. The internal stop tap was not located. 1

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

F4 Heating

The heating is provided by the 'Worcester' gas condensing combination boiler located in the converted garage which also provides instantaneous hot water without the need for a storage tank. 3

The central heating was not tested and no guarantees can be provided as to its future life span or reliability. Gas boilers are prone to sudden failure and require regular servicing.

Unless there is a certification that demonstrates an up to date service history or recent safety inspection, the gas boiler should be tested by a qualified heating engineer to confirm safety and operational efficiency. The heating is controlled by the boiler programmer, room thermostat and TRV's (thermostatic radiator valves).

Condition rating 3. These investigations should be completed immediately.



Photo - 43 Central heating boiler.



Photo - 44 Boiler control panel.



Photo - 45 Boiler programmer and room thermostat.



Photo - 46 Thermostatic radiator valve (TRV).

F5 Water heating

The hot water is provided by the main heating boiler that also provides instantaneous hot water without the need for a storage tank. 1

Whilst there were no signs of any obvious defects please refer to previous comments in section F4 regarding the importance of having the gas boiler checked (unless there is an up to date service history).

The hot water functioned when tested.

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

F6 Drainage

A cover to the underground drainage system was lifted and the drainage system where visible was found to be in satisfactory, clear and free from significant blockages. Whilst there are no apparent problems drains of this age are prone to settlement and should be periodically inspected. You should instruct a drainage contractor to complete a precautionary inspection of the drains and provide you with a report as to their condition (see section I1). 3

Condition rating 3. These investigations should be carried out immediately.

The main soil stack is made of cast iron and parts are typically corroded. An urgent repair is not required but it will need regular maintenance and it may be more economical to replace the whole stack pipe with more modern material. A protective vented cover should be fitted to its top section.

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



Photo - 47 Mains drainage - clear.



Photo - 48 Dated soil pipe consider replacement



Photo - 49 Typically rusted in places

F7 Common services

Not applicable.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

The timber sheds were not inspected internally.



G1 Garage

Not applicable.

NI

G2 Permanent outbuildings and other structures

Not applicable.

NI

G3 Other

The external grounds have been maintained to a fair standard but some routine maintenance will be required to items such as the boundary fences, the paths and driveway surfaces etc.

1

The paved driveway is typically uneven where it has settled and would benefit from basic maintenance and cleaning.

Patios and paved areas can provide external areas that can enhance the quality of a property's garden. However, they must be kept in satisfactory condition otherwise this could present a safety hazard to users.

The timber canopy at the rear of the property is a dated structure and features a basic plastic roof and metal supporting column. If you intend to keep this the poor quality adhesive tape (flash-band) at the junction of the roof and back wall of the property should be replaced with new lead flashings.

The timber sheds have been maintained to a reasonable standard.

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



Photo - 50 Dated canopy at rear of house



Photo - 51 Dated driveway.

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 advisor should obtain a copy of the FENSA and CERTAS certification and advise accordingly.

Your legal advisor should obtain a copy of the building regulation approval and final completion certificate for the installation of a wc in the garage (application number BN/07/011036) and advise accordingly.

You should ask your legal adviser to confirm whether the kitchen extension, garage construction and subsequent conversion have received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise accordingly.

You should ask your legal adviser to confirm whether the replacement roof covering has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the installation of the conservatory tiled roof has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the removal of an internal wall has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

Building Regulations provide a minimum standard for construction works and therefore any works completed without approval (and a final completion certificate) may be substandard which can lead to the premature failure of materials and in the worst cases render the property uninhabitable. The remedial works required to gain retrospective approval can be disruptive and expensive. Many purchasers require a mortgage to purchase a property and lending institutions take a level of comfort from the fact that building regulation approval has been granted therefore minimising their exposure to risk. Without the necessary approvals many lenders consider the risk unacceptable and therefore the property will not provide adequate security which will affect future saleability.

H2 Guarantees

You should ask your legal adviser to confirm whether the conservatory, central heating system and replacement doors and windows are covered by a guarantee or warranty and advise on the implications.

H3 Other matters

You are advised to ask your conveyancer to confirm if the property is Freehold or Long Leasehold. Any significant variations should be referred back for further opinion.

The condition and position of the boundaries of the land around a property are important because doubt over the position of the boundaries can cause neighbour disputes that can be expensive to resolve. Whilst I did not see any problems with the established boundaries your legal adviser should confirm their position.

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries. Your solicitors should check there are no unusual or onerous terms.

Your legal advisor should make enquiries with regard to ground or chief rents due (if any) and advise accordingly.

Your legal adviser should ensure that an agreement is in place with regard to the shared rainwater goods.

The owner of the neighbouring property may have a number of legal rights over the shared chimney. You should ask your legal advisor to advise you on this.

Your legal advisor should make enquiries to confirm that the utility company are responsible for the maintenance of the overhead and externally mounted electricity cables.



Risks

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

Risks

I1 Risks to the building

Internal Dampness:- High damp meter readings were obtained and a specialist damp investigation is required which should include the kitchen solid concrete floor.

Timber Defects:- Timbers in contact with damp walls and floors may be affected by rot and other defects. A full timber investigation including the sub-floor area if applicable should be instructed.

Drains:- You should instruct a drainage contractor to complete a routine camera inspection of the drains and provide you with a report as to their condition.

I2 Risks to the grounds

Contamination - I would expect that your solicitor will request an environmental and mining search as a matter of routine.

Flooding - Significant flood risks are not anticipated but this must be confirmed by your solicitor.

I3 Risks to people

Health and Safety Advice - I would advise that gas and electrical installations are always tested by qualified contractors to ensure safety and operational efficiency.

Houses built prior to 1999 / 2000 can often contain some asbestos based materials in hidden unexposed areas. If you suspect you have uncovered such material, take care not to drill or damage it and seek immediate specialist advice.

Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed. (elements affected include but are not limited to: ceiling boarding and original retained external joinery).

According to the website (<https://www.addresspollution.org>) the property is in an area affected by high air pollution which may affect health.

The polystyrene tiles should be removed urgently.

I4 Other risks or hazards

Not applicable.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0101228

Qualifications

BA (Hons) MRICS

Company

Aspire Surveyors

Address

273 Deansgate, Manchester, M3 4EL

Phone number

07847 989913

Email

info@aspireurveyors.co.uk

Website

www.aspiresurveyors.co.uk

Property address

Test Avenue
Nowhere Ville
M1 5UT

Client's name


MR ?

Date the report was produced

30th May 2023

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

Signature



K

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 the contractors to put the 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.



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

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

The service

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

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and

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

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

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

The inspection

The surveyor 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.

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.

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) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

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

Issues for legal 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 only) report will identify and list the risks, and explain the nature of these problems.

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

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.

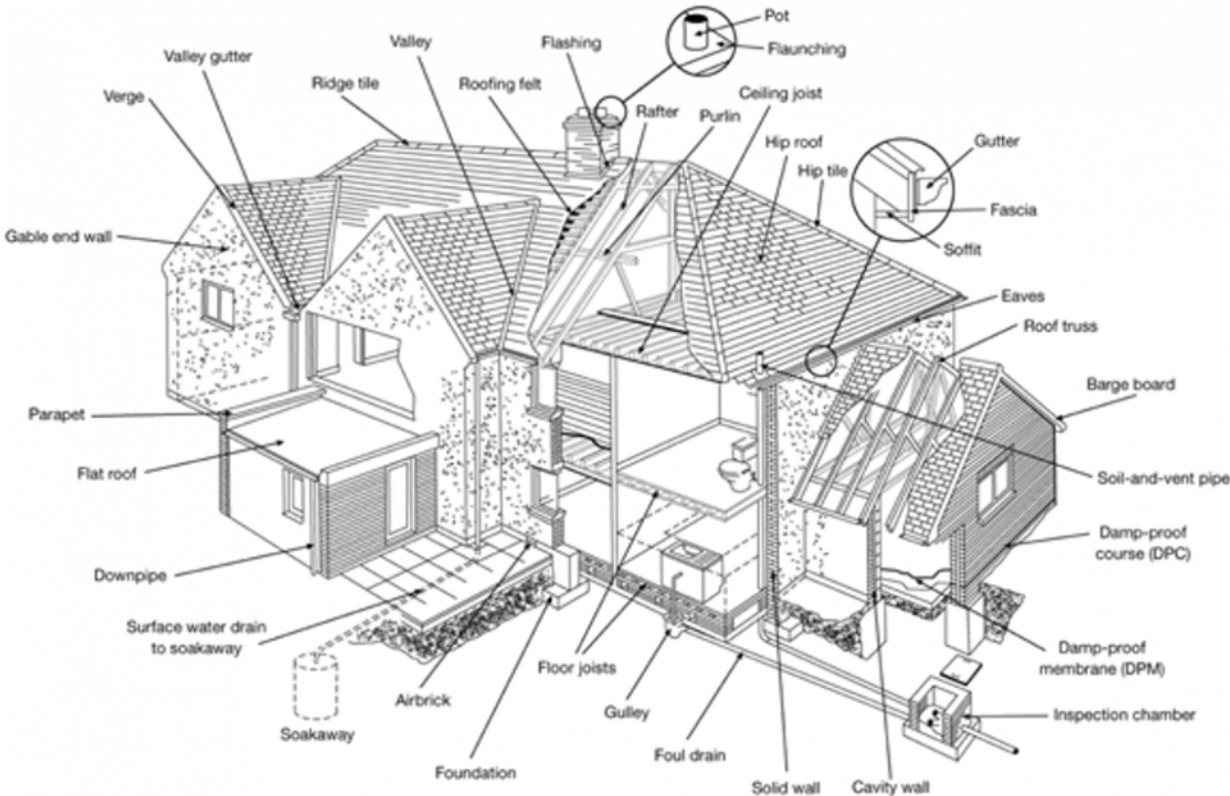
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

You should know...

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