

LEVEL 2

Your survey and valuation report

Property address

Address

Client's name

Name

Inspection date

Date

Surveyor's RICS number

Number

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.

The 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.

SAMPLE

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

SAMPLE

A

About the inspection

Surveyor's name

Name

Surveyor's RICS number

Number

Company name

HWM Surveyors Ltd

Date of the inspection

Date

Report reference number

Number

Related party disclosure

None

Full address and postcode of the property

Address

Weather conditions when the inspection took place

Sunny and breezy.

Status of the property when the inspection took place

The property was occupied, fully furnished with floors covered. The vendor was not present.

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

The property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

The property appears to have undergone refurbishment recently, but there are matters which require further investigation in our opinion, with works likely to be necessary. Further investigations, and estimates should be obtained before purchase, and dependent on the outcome, you may wish to re-negotiate. A building of this age and type will require more frequent and ongoing maintenance attention, and dampness will be difficult to entirely eradicate. The property is of substantial proportions, generally larger than those adjoining, and therefore comparable evidence for sales of houses of this size in Dalton town centre is little.

The residential property market has been buoyant over the last 18 months, developing since the Covid-19 pandemic close down in early 2020. Conditions may however be volatile ongoing, giving rising fuel costs, and older properties of this nature more expensive to run.

B

Summary of 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



Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D1	Chimney Stacks	
E3	Walls and Partitions	
E4	Floors	
F1	Electric	
F4	Heating	
F5	Water Heating	

B

Summary of condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D2	Roof Coverings	
D3	Rainwater pipes and gutters	
D4	Main Walls	
D5	Windows	
E1	Roof Structure	
E5	Fireplaces, Chy's & Flues	
E7	Woodwork (stairs & joinery)	
E8	Bathroom	
E9	Other	
F2	Gas / Oil	
F6	Drainage	
G2	Outbuildings or other structures	
G3	Other	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D6	Outside Doors	
D8	Other Joinery and finishes	
E2	Ceilings	
E6	Built in Fittings (kitchen)	
F3	Water	



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

SAMPLE

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

SAMPLE



About the property

Type of property

A detached house on three floors (with cellar).

Approximate year the property was built

Estimated to have been around 1870.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The property is of conventional construction for its type and age, with external walls of solid rubble stone, and brick, with un-rendered stone front. Side and rear walls are rendered. The roof is pitched and slate covered. Most of the windows are PVC framed and double-glazed, with a timber window on the top floor. Internally, the majority of floors are suspended timber with part of the ground floor solid.

Accommodation

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



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

E50

Issues relating to the energy efficiency rating

EPC dated 2022

Mains services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

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

None

Other energy matters

None

C

Location and facilities

Grounds

Rear garden and off road parking space.

Location

Dalton town centre, varied residential and some commercial properties, just off the main road through the town. The front elevation faces approximately north.

Facilities

The property is convenient for Dalton town centre and local amenities.

Local environment

Built on this sloping site, part of the ground floor is below the outside ground level (pavement).

D

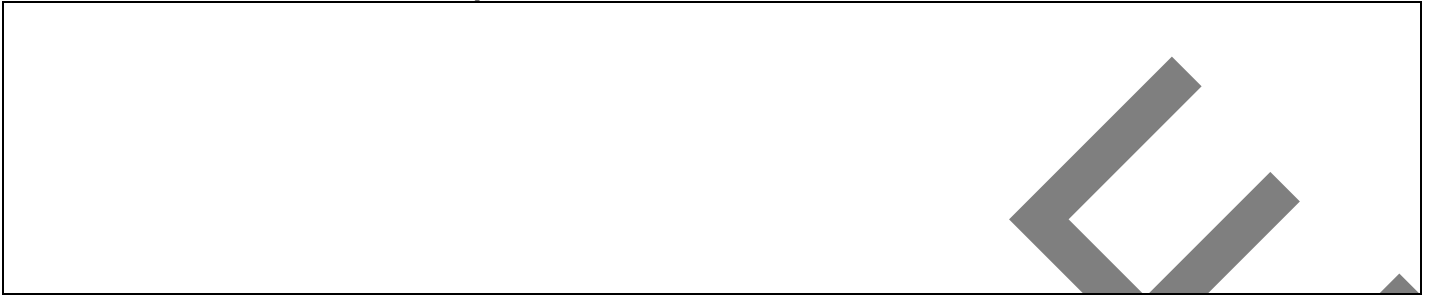
Outside the property

SAMPLE

D

Outside the property

Limitations on the inspection



D1 Chimney stacks

3

Picture

There are two chimneys, each of traditional stone construction, rising above the gable wall either side of the building. Stonework matches the front elevation i.e. limestone, with sandstone features. Chimneys are weathered to adjoining slates in lead flashings so far as could be seen from ground level. Projecting stonework around the top will encourage rainwater to drip clear of lower stonework. Looking at the front, chimney pots remain on the right hand stack, having been removed from the left hand side where a ventilated cowl was just apparent.

Stonework is somewhat open jointed and typically ageing, slightly uneven so far as could be seen from ground level. The lead flashings also are ageing and probably wearing with age. There may be no proper flashing to outer chimney sides (masked by roof verge edging). Some weed growth was evident on the right hand chimney. Flaunching around pots and the top of the chimneys is also ageing. Flues are disused. Maintenance of both is required, and closer inspection by a roofer etc, as there is penetrating/flue dampness internally. An inspection by an appropriate contractor should be arranged before purchase, with estimates obtaining if possible (rating 3).

There is a balanced flue pipe through the rear attached outhouse for the heating boiler.

D

Outside the property

D2 Roof coverings



The roof is pitched, with a large dormer feature at the front, and covered in natural slate, which appears to be of local type. The roof has been re-covered in the past from what could be seen internally (not recently). So far as could be seen from ground level, some repairs have been necessary, with re-fixed slates just apparent in places, although not unusual for a roof of this type and age.

The substantial front dormer has a lead lined valley either side where it adjoins the main front roof. Leadwork appears to have been patched, certainly where could be seen to the left hand side. Accessibility around the front of the building prevented a clear view of the opposing, right hand valley. This should be inspected closer to when chimney maintenance is carried out (rating 2). Leadwork can wear thin with age and leaks can develop. These areas are likely to require future attention. Some loose/slipped slates were just apparent where could be seen adjoining the valley. There appeared to be some loose slates just above the top of the valley, where this area should be checked by a roofer and a repair may be needed (rating 2).

There are modern style Velux windows (two at the rear and one at the front), which will have been installed relatively recently, and details should be confirmed. An old skylight remains at the rear, which is deteriorating and should be replaced (rating 2). You may wish to obtain advice and estimate before purchase.

There appears to be a slight sag to the outer rear verge, which may indicate deterioration in supporting timbers, although now clad with PVC, and plastic edging fitted (this helps keep outer tiles secure in high winds). This should be monitored, and future attention may well be needed. Opposing side verge may also be slightly uneven. Difficult to see clearly from ground level due to the height of the building and inaccessibility.

Obviously this substantial building stands above those surrounding, and in relatively elevated position, the upper part of the building will therefore be prone to higher exposure (wind, rain etc). The need for future and ongoing maintenance is to be expected.

D

Outside the property

D3 Rainwater pipes and gutters

Picture

Rainwater goods are plastic, no doubt replaced relatively recently. There is no eaves overhang front and rear, and therefore these must be kept well maintained, as any overflow will allow rainwater to run down wall surfaces, which will be a contributory cause of dampness, particularly in a building of this type and age.

At the front there are two gutter sections either side of the dormer, with plastic downspouts down the sides of the building. Upper tight bends (swan necks) will be prone to blockage. The left hand downspout discharges onto an open concrete channel across the pavement, where this will be above the internal floor level, and potentially also a cause of dampness, unless properly maintained. The opposing downspout empties to a secret gully below ground level. These features are prone to blockage and difficult to access for maintenance.

At the back, the mid downspout connects into a plastic hopper at mid height, also taking a waste pipe from the bathroom.

An overhaul of all parts is advised to ensure properly free flowing and watertight. Obviously the height of the building makes maintenance difficult without proper access equipment, also where the pavement slopes. Nonetheless, periodic maintenance will also be needed to ensure the guttering is kept in a good condition (rating 2).

D4 Main walls

Picture

The front elevation is in random coursed local limestone, with painted surrounds to windows etc, and quoins to the corners. Other elevations are rendered, and the render may have been renewed in the relatively recently past (details should be confirmed if possible with present owner). Other elevations may well be partly stone and otherwise brick, although difficult to confirm further, other than wall thickness seen at window openings.

Render has been terminated at a drip edge, slightly above ground level, with a cement rendered plinth, which is good building practice and encourages rainwater to drip off from the lower walls. The building is however built into a sloping site, and the front corner (Slater Street) pavement above the inside ground floor level, which will encourage dampness. The plinth is stepped along this elevation. Some hollow sounding areas of render were found where could be reached to tap, more so around the rear, although not significant and remaining intact. Render specification should be confirmed if possible. The use of a high/strong cement content render prevents flexibility and may entrap moisture. A traditional building should have been rendered ideally in lime mortar based material. Hollow patches may require future attention.

A building of this age is unlikely to have had a damp course when it was constructed, and especially with high ground levels, rainwater must be drained efficiently around the outside. There appeared poor/no sub floor ventilation provision, other than a single airbrick to the rear lower, into the cellar.

There is a painted projecting stone corbel along the front elevation at first floor window sill level. These features are prone to causing dampness where rainwater can run down wall face and "back track" when hitting the projection. This may explain some of the dampness noted internally. Difficult to entirely prevent, maintenance of the stonework and pointing may be necessary (rating 2). This may well be sandstone, which is a relatively soft and porous material, some damage along the edge has occurred, but painted over.

The front left hand window opening is large, with painted stone mullions supporting the window head, assumed an original feature.

There appears to have been some re-pointing done to front stonework, where again this should have been in a sympathetic traditional style, rather than the use of "hard" cement based mortar, which may also entrap moisture etc.

Typically, there is some deterioration to softer stonework to sills etc, which again has been painted over. There is deteriorating pointing around the front door surround, and future attention may be needed. Pointing obviously should be kept in reasonable order, as otherwise wind-blown rain will cause dampness in construction of this type and age (rating 2). Pointing at high level around the front and dormer appeared to be deteriorating in places, and maintenance also required.

D5 Windows

Picture

Windows are mostly PVC framed and double-glazed. Age and installer specification should be confirmed by reference to FENSA certification and any building regulation consent that may have been necessary.

All opening lights, catches etc should be checked, and occasional maintenance will be needed (typically). Mastic sealant around frame edges should be kept well maintained (rating 2). The top floor dormer window is older, timber frame with minimal air gap double-glazing. Again, overhaul advised (rating 2). Consideration could be given to replacement to match others, and in more thermal efficient type.

Velux windows in the roof are probably relatively recent, and details should be confirmed. Periodic maintenance of the opening sections should be carried out and debris cleared away from around the frame edges to reduce chances of leakage etc. Replacement of rear old skylight recommended (see D2).

D6 Outside doors (including patio doors)

The front door is a modern reproduction type, again details should be confirmed. The rear entry is via patio sliding window in the kitchen, which may be an older type and again, installer details should be verified. Similar periodic maintenance will be needed.

D

Outside the property

D7 Conservatory and porches



None.

D8 Other joinery and finishes

1



The eaves and front gutter boarding, including dormer fascia all appear PVC clad so far as could be seen from ground level. There is no projecting/exposed eaves woodwork at the rear. PVC is low maintenance. Installer details and age should be confirmed.



D9 Other

None.

E

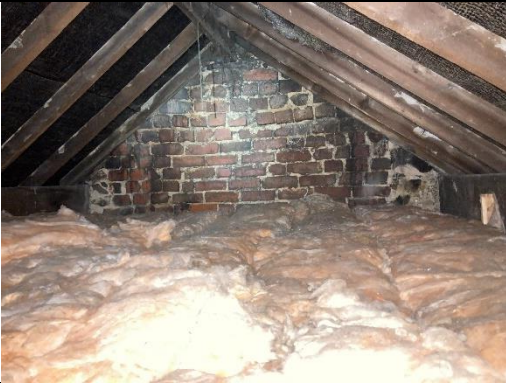
Inside the property

SAMPLE

Inside the property

Limitations on the inspection

E1 Roof structure



The second floor is part in the roof area, with outer sloping ceilings beneath the roofline. There is a hatch in the top floor landing ceiling, which enables a view into the upper part of the roof space. This revealed the roof of traditional construction. Slates have been laid over conventional roofing felt, which indicates that whilst it has been re-roofed, it will have been some time ago.

Brickwork seen to the upper gables either side will no doubt be the flue areas. Limited view of rubble stone to one of the gables was evident.

The upper ceilings are insulated in fibreglass quilt, generally less than present day recommended standards. Outer/sloping ceilings may have been insulated when re-roofed, but unfortunately not possible to determine, and certainly will be less than present day recommended standards. Checking and upgrading insulation to these sloping areas will be difficult without disruption to the plaster lined surfaces. The upper roof space ideally should be insulated to modern standards, but the roof space will need to be ventilated, as well insulated roof spaces can suffer condensation problems in cold weather (rating 2).

Exposed main roof timbers below the second floor ceiling lines have been stained and varnished.

Roof timbers are supported centrally in the roof space on a brick mid wall.

E2 Ceilings

Picture

Original ceilings in a house of this age will be lath and plaster. Some may have been lined in plasterboard, but this is difficult to confirm. Ceilings are high, reflecting the substantial nature of the property (ground floor approx. 9ft 9, 3 metres). Original cornice moulding remains to main rooms, at ground and first floor. Ceiling surfaces are generally well decorated.

Sloping ceilings to second floor beneath the line of the roof may be original (lath and plaster) but difficult to confirm, in which case, may also be uninsulated (see previous remarks).

The bathroom ceiling has been lowered, and therefore will be plasterboard, with fitted lighting. Upper attic ceiling appeared plasterboard where seen by the roof hatch in the loft space.

Typically, plaster repairs are likely to be needed when re-decorating, especially to older ceilings, and if lining papers etc are removed.

E3 Walls and partitions

Picture

Internal walls are either solid (brick) or timber stud and either the original lath and plaster or repaired/upgraded in plasterboard. Again, surfaces were generally well decorated.

One main mid internal wall from front to back is solid and brick on all floors, which will support the roof (seen in the roof space).

Past alterations are assumed to have included the opening out of the ground floor living room, and kitchen, which should have been to local authority approved standards. The rear patio window opening will also have been enlarged in the past. Other alterations are likely to have included the incorporation of a small front room into a dressing area, and modern plasterboard partition around the bathroom and en-suite areas (first floor).

Rubble stone sub walls are visible in the rear cellar, with bricked up former openings (two) on the left hand side, possibly former coal delivery etc.

Whilst generally well decorated, nonetheless, there is evidence of dampness, particularly to ground floor walls at low level, but also upper floors elsewhere.

Dampness was evident in the front dining area at low level, and above the radiator around the side of the window reveal. Penetrating dampness was evident in the front living room around the window, extending to the gable. General dampness at low level also evident in the living room, and variously elsewhere. Noted earlier, the property is built on the sloping site, with the pavement outside the front corner of the living room, clearly above internal floor level, which will enhance likelihood of dampness, difficult to prevent unless plaster is removed and the lower walls damp proof tank lined. Some dampness was evident to the front walls in the front bedrooms, where this may be due to dampness around the stone corbel noted earlier. Penetrating dampness was also evident to the lower rear corner, rear first floor bedroom where this may be relating to flue dampness. There is also dampness to gables either side in the attic (see E5).

Several walls may well have been re-plastered. Generally, dampness is not significantly staining decorations. Noted earlier, a property of this age will have been constructed without a damp course, particularly in rubble stonework, and dampness is difficult to entirely eradicate. Further investigations are however recommended prior to purchase, and a reputable contractor should be asked to investigate and quote for necessary work, which may well need lower walls damp treating/tanking as noted above. This should however be carried out in association with external improvement works, repairs to stonework pointing etc, and ensuring that rainwater is drained efficiently. Obviously, high ground levels cannot be altered otherwise (rating 3).

Typically, plaster repairs are likely to be needed when re-decorating, only to be expected in a house of this age. Kitchen cupboards etc mask lower walls and these areas cannot be seen.

Panelling to window reveals in places may also mask dampness.

The bathroom outer walls appear plasterboard dry lined. Some chimney breast alcoves may have been lined originally in lath and plasterwork, but difficult to confirm due to well decorated surfaces.

There is no radiator in the second floor store (currently used as gym), which may therefore suffer

condensation.

E4 Floors



Generally, floor surfaces were covered by well-fitting laminate, carpets etc, which prevented inspection of the top surface.

Although difficult to confirm, there appears to be a solid floor in the hall, and rear kitchen downstairs. Other ground floors are assumed suspended timber.

The timber floor is visible over the rear corner cellar, where it has been renewed in the past, modern woodwork evident, and the floor deck in chipboard. Joist ends have been wrapped in damp proof material in places where built into damp stonework. The cellar is however generally damp, which has affected timbers otherwise, and there is poor ventilation. The left hand side floor joist abutting damp stonework is also affected by the dampness. Decayed woodwork around the front cellar area appears to be the original, and it was just possible to see into the gap beneath the front living room floor, where original joists and boards were apparent. There was woodworm evident in joist ends, and the wall plate.

Apart from a single air vent into the cellar, there is no sub floor ventilation. Timber ground floors must be adequately ventilated beneath, particularly in older buildings where there is dampness, otherwise rot can establish. It is therefore necessary prior to purchase to arrange for floors to be investigated by a reputable timber preservation specialist contractor/joiner, who should open up and check front corner areas etc. This will require the lifting back of floor coverings in places (by arrangement with the vendor). Estimates for treatment and any repairs should be obtained, together with provision of adequate sub floor ventilation. Work should be carried out backed by a reliable guarantee (rating 3).

The original cellar floor is laid in stone (slate) flags, and typically damp and uneven. Rectification merely for ongoing cellar use is not considered essential.

Ground floor timber floors were satisfactorily firm to tread, but nonetheless, investigation is strongly recommended.

Original solid ground floors in a house of this age will not have had any damp proofing incorporated, and should carpets and laminate etc be lifted for renewal in future, attention may be necessary to provide an even and damp free surface. The hall floor may well be laid in original tiles, but difficult to confirm due to well-fitting carpet.

Although only limited view could be obtained, upper floors appear to be laid in the original floorboards where seen.

Some irregularity was evident beneath the landing carpet. Boards visible in the attic room were typically affected by woodworm, which is largely likely to be old. This is also very typical in a house of this age. Should carpets etc be lifted for renewal in future, attention to woodworm and repairs to ageing / uneven floorboards may well be necessary (rating 2).

E5 Fireplaces, chimney breasts and flues

Picture

There are flues either side, in gable walls. Chimney breasts remain either side at the front (dining area and front living room). Kitchen cupboards may well mask an old chimney breast in the rear. Interestingly, there appears to have been a fireplace against the end wall (rear living room), remaining in the bedroom above. The flue is likely therefore to curve around the corner, with some projecting masonry just evident in the back corner of the main attic room. Flues are in wall thicknesses to upper floors, which are obviously of sufficient dimension to enclose.

Original feature fireplaces remain in places, which are for decorative purposes only, as flues are likely to be unusable. There is a reproduction style fireplace in the front living room, with electric fire insert. This is however open to the original brick and stone flue, just apparent.

Flues in the wall thickness either side in the top floor are causing dampness, particularly the gym area where there is spoiled decoration. The left hand side main living room area appears re-plastered and recently decorated, but dampness also evident.

Flue dampness is difficult to entirely eradicate in a building of this age, particularly where disused. Chimney maintenance externally is needed. If flue dampness continues, it may be necessary to open up old flues, to sweep out any debris, old soot etc, and ensure that some background ventilation is provided. Re-plastering around the old and damp effected flue areas may be necessary in a damp retardant material (rating 2). Conditions in the meantime should be monitored.

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

Picture

Kitchen fittings are probably relatively recent, with floor and wall cupboards, and a modern style fitted sink top. There is laminate lining around work surfaces. Details of any built in equipment should be confirmed and appropriately checked prior to purchase. The hood over the side electric hob is likely to be circulatory only.

E Inside the property

E7 Woodwork (for example, staircase joinery)



Woodwork (skirtings, doorframes etc) is largely assumed original, with feature moulded sections. Some parts, certainly in the living room, may have been replaced in the past, probably due to decay in the original. Woodwork in damp positions is prone to decay, and there is suspected rot in some of the woodwork in the front dining area (painted over), rippled surface evident. Dampness in the lower ground floor woodwork was also apparent. Joinery replacement and repairs likely to be needed during renovation, dependent upon outcome of further investigation recommended earlier (rating 2). Repairs to woodwork elsewhere may also be found necessary.

Original style features also include the dado, and picture rail in places.

Ground floor internal doors have been replaced in reproduction style, with doors to the upper floors mostly assumed the original, generally having a waxed/polished finish.

Stairs are assumed original, and carpeted. The narrow attic stairs lead off the first floor landing, with door access. There is a low level understairs cupboard accessible via the rear kitchen, full of stored items. Painted staircase woodwork was just apparent.

There is also an understairs store area via the bathroom beneath the attic stairs (again full of stored items).

Inside the property

E8 Bathroom fittings

2

Picture

The first floor bathroom has a reproduction style suite, assumed with recent fittings, and there is an adjoining en-suite, for the front bedroom. The main bathroom shower cabinet has been fitted in beneath the attic stairs. Sealant around shower trays must be kept well maintained to prevent leakage, which can cause deterioration to flooring etc below. There is no window in the en-suite and therefore the fan should be checked to ensure adequately ducting to external air (rating 2).

E9 Other

2

Picture

Woodworm has been noted in the cellar, and is highly likely to be found elsewhere in a building of this age. The majority of woodwork is hidden by well fitted carpets, recent decorations etc. Woodworm may well be found during any re-fitting/re-decoration works, and some localised treatment and repairs may be found necessary (rating 2).

The property would appear to have been relatively recently re-fitted and re-decorated, generally to a satisfactory standard. There is however dampness evident, and repairs likely to be needed, after which, re-decoration will be necessary. It may also be found once the property has been vacated, with furnishings, wall hangings etc removed, there need for some re-decoration may be apparent (rating 2).

The cellar lies beneath the rear part of the living room, and is relatively small sized. It is accessible via stone steps from the rear of the hall below the main staircase.

It is typically damp, with poor ventilation, remarks made earlier. The original wall linings remain, and are deteriorating. There is a mid, half height brick internal wall, and an old floor safe (assumed) set into the stone floor. Better ventilation is recommended (rating 2), in association with the improvement of sub floor ventilation.

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.

SAMPLE

F

Services

Limitations on the inspection

F1 Electricity

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.

3

Picture

There are conventional modern fittings. The meter and modern style fuse equipment is evident in the cellar. There appeared to be one or two of the traditional/original fittings remaining. Details of the electrical installation should be confirmed by reference to installer's certification or recent test certificate. If information is unavailable or not recent, then a check should be arranged, to be carried out by an approved electrical contractor before purchase, and quotes obtaining for any necessary updating/renewal works that may be found necessary. This should include external connections to outbuildings etc (rating 3).

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.

2

Picture

Mains gas is connected, with the meter also in the cellar and pipework in copper where seen. Details of gas fittings should be confirmed before purchase/re-use, and appropriately serviced as necessary (see also remarks on heating).

F

Services

F3 Water

Picture

Mains water will be connected. A stop tap and modern style blue plastic pipe was evident at low level in the adjoining rear outbuilding, which is assumed the main connection into the building. Internal plumbing appeared to be in copper and plastic pipework where could be seen. The water main therefore has probably been renewed in the recent past, and it would be prudent to confirm.

F4 Heating

3

Picture

Gas fired central heating is installed from a combination type boiler in the attached outhouse, with flue pipe rising up through the roof. The system supplies conventional panel radiators, mostly with thermostatic type valves fitted where seen. The age of the installation should be confirmed by reference to installer's certification, and also servicing history. If the information is unavailable or not recent, then an arrangement to have it checked by a Gas Safe approved heating engineer before purchase should be made.

F5 Water heating

3

Picture

Assumed supplied by the gas boiler using direct cold water mains pressure. Details should be confirmed as recommended in F4 above.

F

Services

F6 Drainage

2

Picture

Drains will no doubt be connected to the main sewer. There is a plastic soil/vent pipe against the right hand gable externally, which is assumed to take connections from both the main and en-suite bathrooms. There was no inspection cover evident on site to enable further investigation. It is not clear whether the land at the right hand side belongs with the subject property, but assumed adequate arrangement exists for drainage connection to the main sewer where it may pass across private separately owned land. Rainwater drainage around the outside of the property should be checked and improved as necessary. Periodic maintenance will be needed (rating 2).

F7 Common services



Picture

None apparent.

SAMPLE

G

Grounds
(including shared areas for flats)

SAMPLE

Grounds (including shared areas for flats)

Limitations on the inspection

--

G1 Garage

--

None (potential space in rear subject to approvals etc and probably earth works).

G2 Permanent outbuildings and other structures

2

Picture

There is a traditional range of outbuildings. The small attached store abutting the rear wall by the kitchen includes the heating boiler. It protrudes into neighbour's yard, where there is a dog leg in the boundary. It is assumed brick, with a lean-to Duracem lightweight modern tiled roof, which is weathered to the adjoining rear house wall and upstanding parapet, in a lead flashing.

Minor uneven tiles were evident to the outer verge, and may be prone to disturbance in high winds. Door and window is timber, with the door a second hand type having been made to fit. Rot evident in the window frame has been patched filled. There is a plastic gutter with downspout to rainwater gully covered with a slate flag, which otherwise appeared potentially blocked, standing in water. Maintenance/investigation advised (rating 2).

The outhouse was full of stored items at the time, hampering inspection. Walls and ceiling have been laminate lined, and it may suffer condensation. Walls appear to be probably single skin or solid brick, abutting the rear stone boundary wall. The boiler and any pipework in the outhouse should be adequately frost protected in the event of shut-down during cold weather. Side and rear walls where protruding into neighbour's land could not be seen. Maintenance and ongoing attention appear necessary (rating 2).

The larger detached outbuilding is in two parts, built into the sloping site and therefore at differing levels. The upper section nearer the house includes a store and WC.

The building is of stone and brick construction, with similar lightweight Duracem tiled roof, which has probably been replaced relatively recently. Tiles have been laid over traditional roofing felt where seen. Typically there is woodworm in older roof timbers etc where could be seen. Some of the timbers have been replaced. Unless already treated, appropriate treatment and repairs should be carried out.

Internal walls are cement rendered, with a slate flag floor and pot traditional sink installed. Water pipework is un-insulated. Electrical fittings appear to be of "internal" quality only.

Maintenance of doors and windows appeared necessary. The outhouse abuts the side stone boundary wall, where there is a lead flashing to the upstanding parapet. A chimney has been removed in the past, indicating this was probably the wash house or similar (remaining part a likely source of dampness). Outhouses were full of stored items. General maintenance is required, likely to be more apparent once vacated and all items removed (rating 2).

2

G3 Other

Picture

The property occupies this sloping site, with the front street (Hall Street) at a high level, falling away to the rear. The property has the advantage of the rear enclosed garden, and lawn. The patio abuts the rear wall of the house, stepped down to the lower level lawn. Timber decking behind the outbuilding will typically require ongoing maintenance.

Boundaries are varied, including traditional rubble stone (assumed original), and more recent rendered and concrete blockwork. Noted earlier, the outbuilding protrudes into the neighbouring area with the boundary, a dogs leg arrangement. The inner side boundary wall is a retaining structure with neighbouring garden etc at a lower level. Responsibilities for maintenance should be confirmed. The end wall is concrete block (painted), laid flat side with slate coping.

The lower level off road parking area is laid in tarmac, with a surrounding wall having suffered some disturbance with cracks noted in blockwork, whilst not appearing to be either significant or recent, nonetheless, the need for future attention may become necessary. Neighbour's drive alongside leading to the newer houses by the side of the subject property, adjoins. The wall surrounding the off-road parking may also form a retaining structure at low level. Constructional details should be confirmed if available. Some 'weep-holes' were seen on the far side at low level, which is good building practice and allows for drainage and prevention of build-up of ground water etc.

The side original wall to Slater Street is in rubble limestone, and typically ageing with ivy growing over the top of it. Ivy may de-stabilise stonework and ideally should be either cut back or removed. Wall repairs are likely to be needed.

The right-hand gable abuts an open surfaced car park area, assumed for the adjoining flats and there is a roughly gravelled area behind. It would appear that the gable forms the boundary, but details should be confirmed. There should be adequate rights of access for maintenance, should the need arise.

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

Past alterations have included the opening out of the ground floor kitchen and living room, enlargement of rear kitchen window for the patio window, additional bathroom on the first floor. Work should have been to local authority approved standards, and details should be confirmed.

H2 Guarantees

We are not aware of any guarantees.

H3 Other matters

Ask your legal advisor to confirm the freehold title, including boundary ownership and responsibility for maintenance.

Advisable to confirm details of the drainage connection from the property to the main sewer, and its location.

Confirm details for access around the right hand side gable.



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.

SAMPLE

Risks

I1 Risks to the building

- D1 – Chimney maintenance.
- D2/D5- Replacement of ageing skylight.
- D3 – Ensure rainwater goods kept in good order. Rainwater drainage may need improving.
- D4 – Stonework pointing repairs, and possible future render attention.
- E3 – Dampness (various).
- E4 – Investigate timber ground floors and improve ventilation.
- E5 – Penetrating/flue dampness.

I2 Risks to the grounds

The property is built into a sloping site, with the ground floor below external pavement level in places. Rainwater drainage around the outside of the building should be efficiently maintained.

I3 Risks to people

F1, F4 & F5 – Confirm details of the electrical and heating installations before purchase, or have checks carried out.

I4 Other risks or hazards

G2/G3 – Anticipate a need for ongoing maintenance of outbuildings and boundaries.

J

Property valuation

SAMPLE

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

xxxxx

as inspected was:

£1234

One two three four

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

£5678

Five six seven eight

Tenure

Area of property (sq m)

Freehold

248 externally (excluding the cellar)

! 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 inquiries, 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 above valuation makes no allowance for any significant works that are likely to be found necessary following further investigations recommended. You may wish to re-negotiate based on estimated costs in due course.

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 cover you will need for the property.

K

Surveyor's declaration

SAMPLE



Surveyor's declaration

Surveyor's RICS number

Number

Phone number

01229 821 996

Company

HWM Surveyors Ltd

Surveyor's address

Trinity Enterprise Centre, Furness Business Park, Ironworks Road, Barrow in Furness, LA14 2PN

Qualifications

MRICS

Email

barrow@hwmsurveyors.co.uk

Website

hwmsurveyors.co.uk

Property address

Address

Client's name

Name

Date this report was produced

2022

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

Signature

L

What to do now

SAMPLE



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**

SAMPLE

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.

SAMPLE

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.

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.

SAMPLE

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.

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.

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.



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.

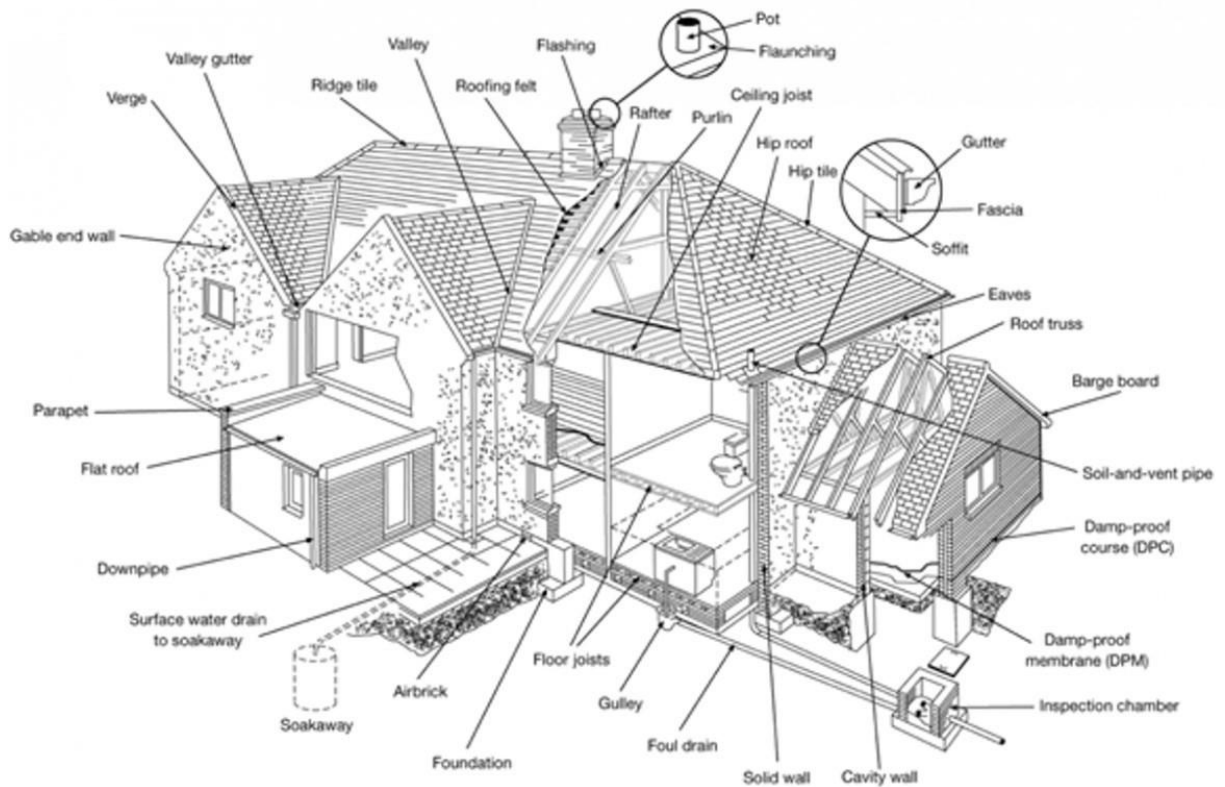
N

Typical house diagram

SAMPLE

Typical house diagram

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



SAW

RICS disclaimer

You should know...

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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.

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SAW