



LEVEL 2

Your survey report

Property address

24 Trevenson Road Truro Cornwall TR1 2SQ

Client's name

Mr and Mrs Roberts

Consultation date (if applicable)

Inspection date

03 January 2024

Surveyor's RICS number

0000002

2

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About the inspection and report

This RICS Home Survey – Level 2 (survey only) 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.



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 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 are not covered by these terms and conditions, and 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 (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Julian Crosby FRICS MRPSA

Surveyor's RICS number

0093651

Company name

DowlingDodd Chartered Surveyors

Date of the inspection

04 December 2023

Report reference number

DD1616162

Related party disclosure

I have no knowledge of any links that I may have to any of the parties in this transaction.

Full address and postcode of the property

24 Trevenson Road Truro Cornwall TR1 2SQ

Weather conditions when the inspection took place

The weather was fine, bright, and dry. The preceding week had been settled with very little rain.

Status of the property when the inspection took place

At the time of my inspection the property was unoccupied but furnished with closely fitted carpets and floor covering laid 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

Summary of condition ratings

Overall opinion of property

The property is considered to be an acceptable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repairs and improvements that are required and on the basis that any further investigation reveals no serious issues.

In many respects the defects which I have identified are very typical of those I would have expected in a building of this age and type.

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
D5	Documents from an approved competent contractor such as FENSA or Building Regulation Approval for replacement windows. Guarantees for replacement windows.	
D6	Documents from an approved competent contractor such as FENSA or Building Regulation Approval for replacement doors. Guarantees for replacement doors.	
D7	Building Regulation Approval and Planning Consent in relation to the conservatory. Documents from an approved competent contractor such as FENSA or Building Regulation Approval for conservatory. Guarantees for conservatory.	
F1	Recent Electrical Test Certificate completed by a competent contractor.	
F4	Recent service documents for the heating system. Documents to confirm the replacement boiler was installed and commissioned by a competent contractor or with Building Regulation Approval. Guarantees in relation to the replacement boiler.	
G1	Guarantees for timber treatments.	
	A clear and satisfactory metalliferous archive mining search.	

B

Summary of condition ratings

3

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)
F1	Electricity	
F4	Heating	
F5	Water heating	
G1	Garage	
G3	Other	

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	
D7	Conservatory and porches	
E1	Roof structure	
E6	Built-in fittings	
E8	Bathroom fittings	
E9	Other	

B

Summary of condition ratings

F3	Water	
F6	Drainage	



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)
D1	Chimney stacks	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
D9	Other	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
F2	Gas/oil	



Summary of condition ratings

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
F6	Surface water drainage.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

This is a detached bungalow and for ease of reference throughout the report I am going to describe it as having a southerly aspect onto the road.

Approximate year the property was built

I estimate the bungalow was originally constructed around 1985.

Approximate year the property was extended

A conservatory has been added to the north, but I don't know when this was built.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The bungalow was built using traditional materials and techniques. The roof is a timber pitch structure covered with interlocking concrete tiles.

The walls are of cavity construction with an outer leaf of concrete blockwork, the exception is an area on the southern side which has been rendered and dashed with stone chippings.

Rainwater goods are plastic and eaves joinery is a mixture of PVCu and timber.

The windows and doors are PVCu and double glazed.

The floor is solid concrete. Partitions dividing the accommodation are of masonry and timber studwork and ceilings are plasterboard.



About the property

Accommodation

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1	2	1	1	1	1	1	Hallway
First								
Second								
Third								
Other								
Roof space								



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

63 Band D.

Issues relating to the energy efficiency rating

I understand that you are looking to purchase the property as your main home. If, however you intend to let the property in the near future it would currently satisfy the minimum energy efficiency standards (MEES) whereby a minimum requirement of a band E is necessary.

These regulations came into force for all new lets and renewal of tenancies with effect from the 1 April 2018 and for existing tenancies on the 1 April 2020.

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)

Not applicable.

Other energy matters

The EPC gives an estimate of running costs, the possible cost of upgrading, and likely payback periods. These are based on average prices at the time the EPC was calculated. They are not an assessment of the actual costs that may be incurred today.



Location and Facilities

Grounds

The site is more or less rectangular and reasonably level.

To the south there is a small area of lawn with an adjoining driveway leading to the garage. The driveway provides offroad parking for two cars.

There are paved paths around the eastern side giving access to the back garden. The back garden is mainly paved with a border and flower bed enclosed with timber fencing.

Location

The bungalow is to be found in an established residential location of similar style properties built at around the same time.

Facilities

Within a few hundred meters walking distance is a local convenience store and post office which will cater for daily requirements.

The city centre, which offers a much wider range of facilities and amenities, is within approximately 1 mile and this can be reached by public transport with a nearby bus stop.

The local primary school is within 0.5 miles, and at the end of the road there is a small children's play area.

Local environment

Properties in this area can be affected by Radon Gas that can be a health hazard (See I3, Risks to people).

Cornwall is an old mining area, and a clear, satisfactory Archive Metalliferous Minerals Mining Search Report should be obtained (See I2, Risks to the grounds).

D

Outside the property



Outside the property

Limitations on the inspection

My external inspection was limited to those areas that I could see from ground level within the boundaries or from the public highway and rights of way.

D1 Chimney stacks

1 2 3 NI

There is a brick-built chimney stack breaking through the roof surface. **Condition Rating 1.**

This has one clay pot with a metal cowl fitted and lead flashings are formed at the base where it breaks through the roof surface to create a waterproof detail.

The chimney stack was in satisfactory condition, normal maintenance will be required.

1

D2 Roof coverings

The roof is a timber pitched structure clad with interlocking concrete tiles. **Condition Rating 2.**

The bottom layer of underfelt is torn, decayed and perished. This can lead to problems of penetrating damp around the eaves of the roof which can cause timber decay. The bottom layer of roofing felt needs to be reinstated and if rot is found then affected timbers will need to be replaced (See I1, Risks to the building).

This work may require specialist access equipment such as scaffolding that will increase the cost.

The traditional method of repair would be to strip off the lower tiles and simply replace the old roofing felt with new. There are, however, products now available known as Eaves Protection Systems (EPS). This is a rigid profile plastic strip that is inserted under the felt. It is much more durable than using roofing felt and a better long-term solution particularly in exposed situations such as this although the initial costs may be slightly higher.

The verges are pointed with sand and cement. There is some slight cracking and weathering, and re-pointing and making good will be required.

The small pieces of cement board holding the pointing to the verges in place is known as "undercloaking". This is of a cement fibre-based material and could contain small amounts of asbestos and therefore is a potential safety hazard (see I3, Risks to people).

Otherwise, the roof surfaces are uniform and there is no sign of any dishing, distortion or bowing.

2

D3 Rainwater pipes and gutters

The gutters and downpipes are plastic. **Condition Rating 2.**

To the southern side of the property the gutters are a little buckled and need to be re-set and re-aligned so that they discharge freely.

Where debris is starting to accumulate in the gutters, this will need to be cleared.

2



Outside the property

Plastic gutters will require maintenance from time to time due to their general flexibility and must be kept clear of debris which can cause blockages and over-spilling of rainwater down the walls that in turn can result in dampness.

D4 Main walls

The walls to the building measure some 300mm in thickness. These are cavity construction with an outer leaf of block, the exception is part of the southern elevation where the external leaf has been rendered and dashed with stone chippings. **Condition Rating 1.**

1

The elevations are uniform, true, and straight. There is no sign of any bulging, bowing or distortion.

Lintels:

The lintels above openings are formed with brick soldier arches. **Condition Rating 1.**

These are all satisfactory.

Damp Proof Course:

Evidence of a damp proof course can be seen at low level. **Condition Rating 1.**

The damp proof course appears to be effective. Internally there is no evidence of any dampness.

D5 Windows

The windows are PVCu and double glazed. **Condition Rating 1.**

1

Where operated, the windows opened and closed properly. Under weather conditions at the time of inspection there was no sign of any misting between the panes of glass to suggest that the seals have failed, but this will eventually occur when re-glazing will be needed.

Hinges and locking mechanisms will need to be regularly lubricated.

The windows look as if they were replaced after April 2002, and your legal adviser must obtain the Building Regulations Approval, FENSA documents or equivalent alternative certification and any guarantees and warranties must be checked and assigned to you (see H1, Regulations and H2, Guarantees).

D6 Outside doors (including patio doors)

The external doors are PVCu and double glazed. **Condition Rating 1.**

1

The doors opened and closed correctly and there was no sign of any misting between the panes of glass, but this will eventually arise requiring re-glazing. Hinges and locking mechanisms will need to be lubricated.

The doors look as if they were replaced after April 2002, and your legal adviser must obtain the Building Regulation Approval, FENSA documents or equivalent alternative certification and any guarantees and warranties must be checked and assigned to you (see H1, Regulations and H2, Guarantees).



Outside the property

D7 Conservatory and porches

To the north, a conservatory has been added. **Condition Rating 2.**

This has a double glazed PVCu roof with PVCu double glazed windows and doors built off low dwarf rendered cavity concrete block walls. Rainwater goods are plastic and eaves joinery is PVCu. The floor is of solid concrete.

It is not known when the conservatory was added. Clearly, however, it was built after 2002 and therefore your solicitors must obtain FENSA, or equivalent documents and any warranties and guarantees need to be checked and assigned to you (see H1, Regulations and H2, Guarantees).

The windows and doors open and close properly and there is no sign of any misting between the panes of glass, but this will eventually occur requiring reglazing.

The conservatory is however not thermally separated from the main accommodation and consequently Building Regulation Approval will have been required.

Your solicitors must obtain copies of the Building Regulation Approval or advise you further (see H1, Regulations).

2

D8 Other joinery and finishes

Eaves joinery is PVCu. **Condition Rating 1.**

This overlays the original timber. While superficially there is no evidence of any significant defect, if there is rot and decay to the original timber behind the PVCu cladding, this is now concealed. (See I3, Risks to the building).

1

D9 Other

External Decorations:

External decorations are satisfactory. **Condition Rating 1.**

1

E

Inside the property



Inside the property

Limitations on the inspection

My internal inspection was limited due to the presence of fitted carpets, floor coverings and furnishings.

E1 Roof structure

1 2 3 NI

I gained access to the roof void via a trap hatch in the hallway. There is a lightweight pull down metal ladder and a light has been fitted to illuminate the roof space. There are no crawl boards.

2

Ventilation:

There is no specific provision for ventilation within the roof void. **Condition Rating 2.**

Lack of ventilation in roof spaces can lead to conditions where condensation can occur. I found no evidence of condensation at the time of my inspection, but if it is found to be a problem during the colder winter months, then ventilation will need to be improved (see I1, Risks to the building).

Insulation:

Insulation is laid on top of the ceilings in the form of fibreglass quilt. **Condition Rating 2.**

This falls short of the current recommended thickness and should be topped-up.

Extractor Vents:

The extractor vent in the kitchen does not vent externally but into the roof space. **Condition Rating 2.**

This is introducing warm moist air into the roof void which can result in condensation. This needs to be vented externally (see I1, Risks to the building).

Underfelt:

The underside of the roof slope has been felted. **Condition Rating 1.**

This was satisfactory but note the comments I made earlier in relation to the bottom layer of roofing felt.

Roof Structure:

This is a factory-made truss timber roof. **Condition Rating 1.**

The visible timbers are functioning adequately, they are exhibiting no signs of stress cracking, bowing or distortion.

E2 Ceilings

The ceilings are plasterboard. **Condition Rating 1.**

These are satisfactory and serviceable.

The ceilings have a textured paint finish. This is often referred to as 'Artex'. Textured paint finishes can, in some cases, contain small amounts of asbestos which could be a health hazard (see I3, Risks to people).

1



Inside the property

E3 Walls and partitions

The internal partition walls are a mixture of masonry and timber studwork. **Condition Rating 1.**
These were satisfactory, any blemishes can be made good when redecorating.

1

E4 Floors

The floors are of solid concrete. **Condition Rating 1.**

The floors were firm and level throughout.

Bear in mind that where pipes are buried in solid floors, if leaks occur, they can be difficult to trace and deal with.

1

E5 Fireplaces, chimney breasts and flues

There is an open fireplace in the lounge with a tiled surround. **Condition Rating 1.**

This is satisfactory although before it is used, I recommend that the flue is now professionally swept.

1

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

The kitchen provides a range of working surfaces and storage units. **Condition Rating 2.**

As mentioned earlier, the extractor fan from the kitchen leads into the roof space and this must be vented externally to reduce the risk of condensation (see I1, Risks to the building).

Otherwise, the kitchen is serviceable showing normal wear.

2

E7 Woodwork (for example staircase joinery)

Internal joinery is of timber. **Condition Rating 1.**

The internal doors are of timber panel and open and close properly with timber door frames and skirting boards. These are satisfactory.

Built-in fittings comprise wardrobes in the bedrooms and an airing cupboard in the hallway. These are satisfactory.

1

E8 Bathroom fittings

Sanitaryware comprises a shower room and separate WC. **Condition Rating 2.**

The seals around the shower are becoming somewhat worn and there is a risk of leakage. The sealants need to be replaced.

Otherwise, the shower is serviceable, and the shower screen is of toughened glass. There is then a wash hand basin and WC.

2



Inside the property

An externally vented extractor fan is provided, and this must be utilised to take warm moist air out of the building and reduce the risk of condensation (see I1, Risks to the building).

The cloakroom comprises a wash hand basin and WC. Again, these are satisfactory and serviceable.

E9 Other

Internal Decorations:

Internal decorations are worn and faded. **Condition Rating 2.**

I anticipate you will probably want to redecorate in time to suit your own personal taste.

2

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

No specialist tests are carried out. Underground pipes and buried cables are not inspected.

F1 Electricity

1 2 3 NI

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

Mains electricity is connected via a meter located to the south and a consumer unit located in the hallway. **Condition Rating 3. Further investigation recommended.**

3

I have not had sight of a current Test Certificate for the system. Electrical installations which are not periodically checked or tested are a potential safety hazard and must be inspected and tested on change of occupation (see I3, Risks to people).

You must now commission an appropriately qualified electrical contractor to check the entire system to make sure it is safe and working properly and advise you as to the cost of any updating that may be required prior to exchange of contracts.

F2 Gas/oil

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

Mains gas is connected. **Condition Rating 1.**

1

The meter is located externally on the western side.

F3 Water

Mains water is connected. **Condition Rating 2.**

2

There is a metered supply. The meter and stopcock are in the pavement, although the meter box is becoming silted and needs to be cleared.

The internal stop cock is under the kitchen sink.

F4 Heating

Space heating is provided by means of a Worcester combination boiler. This serves a system of radiators. **Condition Rating 3.**

3

I have not seen any documents relating to any recent servicing for this boiler. Boilers and heating appliances which are not regularly maintained and serviced are a potential safety hazard (see I3, Risks to people).



Services

- You must now arrange for the boiler and heating system to be fully checked and serviced by a competent contractor before it is used.

You should arrange for an Annual Maintenance Agreement to be set in hand.

The boiler looks as if it may have been replaced recently. Your legal adviser must obtain documents to confirm that it was installed and commissioned by a competent contractor and any guarantees will need to be checked and assigned to you (See H1, Regulations and H2, Guarantees).

F5 Water heating

Hot water is provided by the gas fired boiler. **Condition Rating 3.**

See F4 Above.

3

F6 Drainage

Foul Drainage:

Drainage is to the main system. **Condition Rating 2.**

In a lawned area to the south there is an inspection chamber, but this is quite rusted and must be replaced.

On the northern side there is a plastic soil vent pipe which is adequately secured to the wall. There are then three inspection chambers in the path to the north and a further inspection chamber to the east, as well as the inspection chamber in the lawn.

The covers to the chambers were lifted, waste was run through and is discharging satisfactorily, there is no sign of any blockages.

Surface Water:

The surface water drainage from the downpipes and gullies is presumably into storm drains and soakaways. **Not Inspected.**

2

F7 Common services

Not applicable.

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

My inspection of the grounds has been from ground level, within the boundaries or from the public highway or rights of way.

G1 Garage

1 2 3 NI

There is a single garage attached to the western side of the property. **Condition Rating 3.**

This has a mineral felt roof with concrete block walls that are rendered and dashed with stone chipping. There are PVCu and timber eaves joinery and an electric roller door and solid concrete floor.

There is extensive staining to the underside of the roof indicating leakage to the roof covering. You will need to budget for replacement, and any timbers found to be affected by rot and decay will need to be replaced (see I1 Risks to the building).

There is evidence of a light, scattered infestation of woodborer affecting some of the roof timbers and treatments will need to be carried out by a specialist contractor under a bonded guarantee (see I1, Risks to the building).

There are plastic gutters. The downpipes are satisfactory and these discharge into trapped gullies.

The roller door is working properly. To the north there is a PVC curtesy door, again this was working properly.

The concrete block walls are satisfactory, and the floor internally is of solid concrete which was found to be firm and level.

3

G2 Permanent outbuildings and other structures

In the garden there is a dilapidated timber shed. This is viewed as a temporary building only and I would recommend it is taken away.

G3 Other

Boundaries:

The site is open plan to the south. The boundaries to the north are formed with timber fencing. **Condition Rating 3.**

Some of this timber fencing is in very poor condition and badly rotted. Extensive replacement will be required, and you must budget accordingly.

Your solicitors must confirm the location and liability for maintenance of boundaries (See H3, Other Matters).

3



Grounds (including shared areas for flats)

Drives and Paths:

To the south there is a concrete drive which provides off road parking for several vehicles. There is then a pathway running across the southern side of the building and then around the west, and to the north there is an area of paved patio. **Condition Rating 1.**

These areas are satisfactory and only normal wear and weathering was noted.

Other:

In the back garden there is a young conifer that has been planted. This will quickly get out of hand. It will need to be regularly clipped or removed.

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

D5 - As the windows appear to have been replaced after 2002, your legal adviser must obtain the Building Regulation Approval, FENSA documents or equivalent alternative certification.

D6 - As the doors appear to have been replaced after 2002, your legal advisor should obtain the Building Regulation Approval, FENSA documents or equivalent alternative certification.

D7 – Your solicitors must obtain the documents to confirm that the conservatory was built in accordance with any required Planning Consent and Building Regulation Approval or advise you further.

F4 – Your solicitors must obtain the documents to confirm the boiler was installed and commissioned by a competent contractor.

H2 Guarantees

D5 - Any guarantees in relation to replacement windows must be checked and assigned to you.

D6 - Any guarantees in relation to replacement doors must be checked and assigned to you.

E7 – Any guarantees in relation to the conservatory should be checked and assigned to you.

F4 - Any guarantees in relation to the replacement boiler must be checked and assigned to you.

H3 Other matters

G3 – Your legal adviser must confirm the location, and the liability for maintenance and upkeep of all boundaries.

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

Structural Movement:

I found no evidence of structural movement.

Dampness:

I made a visual inspection as well as checking with a handheld moisture meter and no evidence of dampness was detected.

Condensation:

Properties in Cornwall are particularly prone to condensation and good heating and ventilation are required at all times. Improved thermal insulation can also be of benefit.

E1 - I also recommend that additional ventilation is provided within the roof space.

E6 and E8 - The extractor fan from the kitchen must be routed externally and you should ensure that the extractor fan in the shower room is utilised.

Timber Defects:

D2 – The bottom layer of roofing felt will need to be reinstated otherwise water could drip behind fascias resulting in rot or decay.

D8 – Where original eaves joinery has been overclad, this could conceal areas of rot and decay.

G1 – The garage roof is leaking and when re-covered, it is possible that some timbers may need to be replaced.

G1 - Treatment should be carried out to garage roof timbers for woodborer under a bonded guarantee by a specialist contractor.

I2 Risks to the grounds

Contamination:

I am unaware of any contamination, but you should obtain an Environmental Report.

Mining:

This is an old mining and quarrying area, and a clear, satisfactory Archive Metalliferous Minerals Mining Search Report must be obtained.

Flooding:

The Government Long Term Flood Risk Assessment Website for England indicates that the property is at very low risk of flooding from streams, rivers, surface water or the sea. This matter must be referred to your legal adviser who should establish whether the property has been affected by flooding in the past and explain the implications. You must also obtain a site-specific flood risk assessment and confirm that full Buildings and Contents Insurance cover is available on normal terms.

Risks

Japanese Knotweed:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK, and a particular problem in Cornwall. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even from small sections of stem or root. The plant is very difficult and costly to eradicate once established, and can cause damage to building structures, underground services such as drains and to paved areas.

As of March 2022, a new Japanese Knotweed guidance note for surveyors was created by RICS. Under this new assessment framework, the presence of Japanese Knotweed has now been divided into four management categories, A-D, with management category 'A' defined as the category with the most severe implications.

No evidence of knotweed was seen within the grounds or immediate vicinity.

I3 Risks to people

Asbestos:

I have not carried out an Asbestos Survey as this is a specialist field and beyond the scope of this report. Many properties constructed in the past can contain materials where asbestos is present, and you should satisfy yourself as to whether an Asbestos Survey is required.

I have identified some areas where asbestos could be present, for instance:

- D2 – Cement board to the verges
- E2 – Texture paint ceilings

The only way in which the presence or otherwise of asbestos can be confirmed is by arranging for a specialist to take samples for analysis.

If asbestos is identified, then specialist advice will need to be sought if carrying out any work in affected areas.

Radon:

The area in which the property is situated as one in which, in more than 1% of dwellings, the level of Radon Gas entering the property is such that remedial action is recommended.

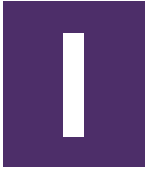
If you require more information, this can be obtained from <http://www.ukradon.org> or you could contact Health Security Agency and Office for Health Improvement and Disparities.

Health and Safety:

F1 - Electrical installations which are not periodically checked and tested are a potential safety hazard.

F4 - Boilers and heating systems which are not regularly maintained and serviced are a potential safety hazard.

There are two smoke detectors, one in the hall and one in the living room and a heat detector in the kitchen. There is also a Carbon Monoxide detector. These will need to be regularly checked and tested to make sure they are safe and working properly and replaced before their expiry date.



Risks

I4 Other risks or hazards

Not applicable.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0093651

Phone number

01872 260555

Company

DowlingDodd Chartered Surveyors

Surveyor's Address

2A River Street, Truro, Cornwall, TR1 2SQ

Qualifications

Julian Crosby FRICS MRPSA

Email

surveyors@dowlingdodd.co.uk

Website

www.dowlingdodd.co.uk

Property address

24 Trevenon Road Truro Cornwall TR1 2SQ

Client's name

Miss Dimichele

Date this report was produced

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 them to put their quotation 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) and
- a **report** based on the inspection (see 'The report' below).

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



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

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 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 and 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 and communal 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.



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

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 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 only) 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.

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.



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

Issues for legal advisors

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 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.



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

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 our 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.

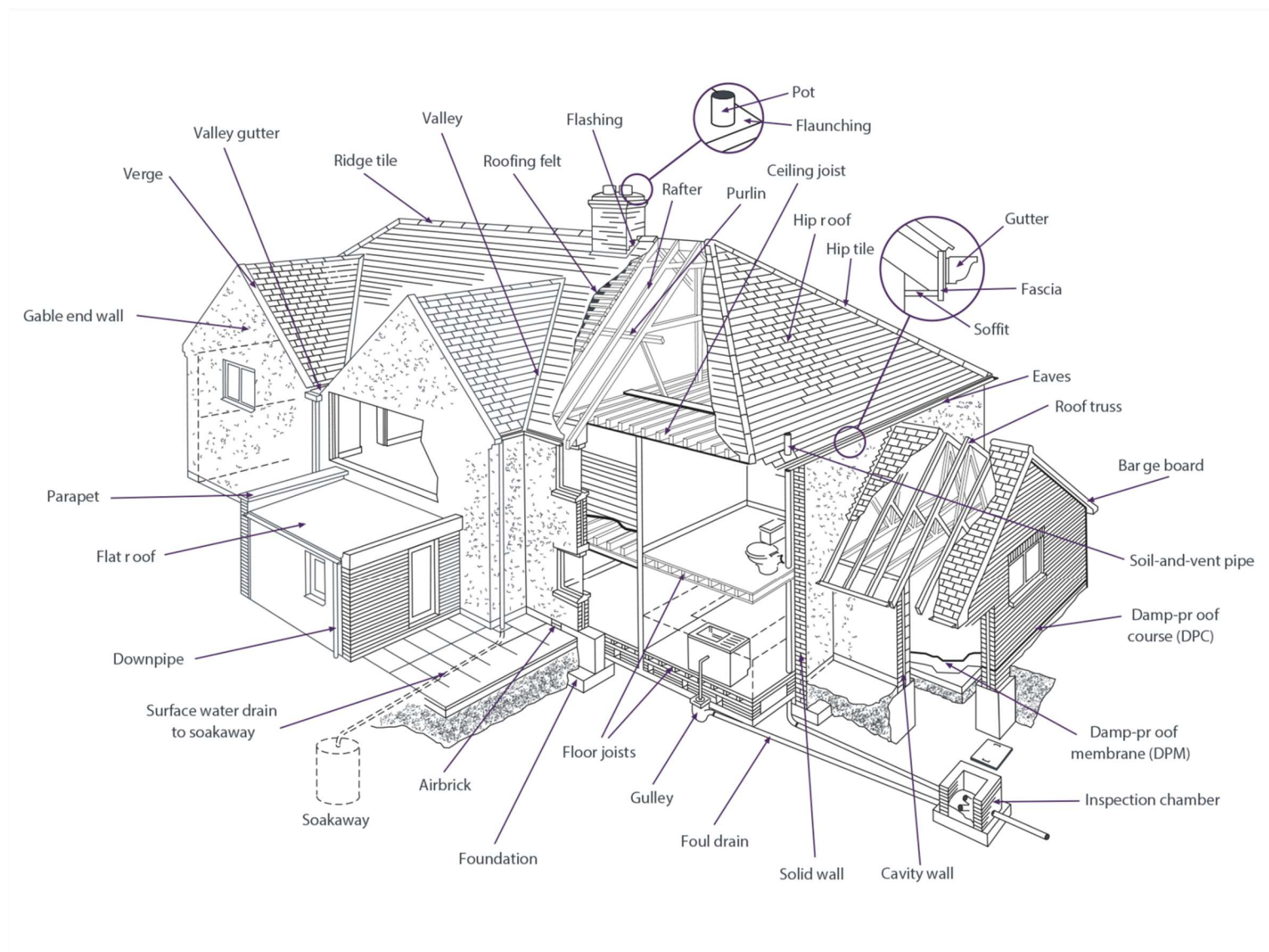
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Typical house diagram



Typical house diagram

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



Glossary of terms

Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or waste water from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gully	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.

Glossary of terms

Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a man-hole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper, used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe	Also known as a soil stack pipe. Typically a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

RICS disclaimer



You should know...

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