



LEVEL 2

Your survey and valuation report

Property address

Example Cottage Trewin Road St Trewin Truro Cornwall
TR1 2SQ

Client's name

Mr and Mrs Buyer

Consultation date (if applicable)

Not applicable

Inspection date

27 September 2021

Surveyor's RICS number

1124034

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.

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 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

Paul Davison

Surveyor's RICS number

1124034

Company name

Dowling Dodd Chartered Surveyors

Date of the inspection

27 September 2021

Report reference number

DDEExample

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

Example Cottage Trewin Road St Trewin Truro Cornwall TR1 2SQ

Weather conditions when the inspection took place

At the time of my visit, the weather was warm, dry, and sunny but the previous period had been unsettled and wet.

Status of the property when the inspection took place

The cottage is occupied and fully furnished with close fitted carpets and floor coverings 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 L, 'What to do now', and discuss this with us if required.

B

Summary of condition ratings

Overall opinion of property

Subject to obtaining a satisfactory Concrete Screening Test Report, the property is considered to be an acceptable proposition for purchase at the figure of **£275,000 (Two hundred and seventy-five thousand pounds)** 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 deficiencies which I have identified are those that would be expected in a building of this age and type.

On the basis that the necessary works are carried out to a satisfactory standard, I can see no reason why there should be any special difficulties on re-sale in normal market conditions.

The market has been extremely buoyant since easing of restrictions and the announcement of the Stamp Duty Holiday after Lockdown in May 2020.

The Stamp Duty Holiday has ended and restrictions following the third period of National Lockdown have now been eased, with sectors of the economy re-opening.

The market locally remains extremely buoyant with offers in many cases exceeding asking prices, reflecting the limited supply.

The ongoing Coronavirus Pandemic is having a significant effect on the economy and the full effects of BREXIT have not yet been felt. Current levels of activity are unlikely to be sustained and values may be affected.

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 |
|-------------|--|----------|
| D2 | Guarantees for replacement roof covering. | |
| D2 | Copies of Building Regulation Approval for replacement roof covering. | |
| D4 | A satisfactory Concrete Test to comply with RICS guidance assigned to you. | |
| D4 | Copies of Building Regulation Approval for extension. | |
| D4 | Copies of Planning Consent for extension. | |
| D5 | Documents from an approved competent contractor such as FENSA or Building Regulation Approval for replacement windows. | |
| D5 | Guarantees for replacement windows. | |
| D6 | Documents from an approved competent contractor such as FENSA or Building Regulation Approval for replacement doors. | |
| D6 | Guarantees for replacement doors. | |
| E5 | HETAS documents. | |
| E5 | Gas Safe Register documents. | |
| E5 | Recent service documents. | |
| F1 | Recent test certificate. | |
| F5 | Recent service documents. | |

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) |
|-------------|---------------------------------------|--------------------------|
| D1 | Chimney stacks | |
| D2 | Roof coverings | |
| D4 | Main walls | |
| D6 | Outside doors | |
| D7 | Conservatory and porches | |
| E1 | Roof structure | |
| E2 | Ceilings | |
| E3 | Walls and partitions | |
| E5 | Fireplaces, chimney breasts and flues | |
| E7 | Woodwork | |
| F1 | Electricity | |
| F2 | Gas/oil | |
| F4 | Heating | |
| F5 | Water heating | |
| F6 | Drainage | |
| G1 | Garage | |

Elements that require attention but are not serious or urgent

B

Summary of condition ratings

2

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) |
|-------------|---|--------------------------|
| D3 | Rainwater pipes and gutters | |
| D5 | Windows | |
| D8 | Other joinery and finishes | |
| E6 | Built-in fittings | |
| E8 | Bathroom fittings | |
| G2 | Permanent outbuildings and 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) |
|-------------|--------------|--------------------------|
| E4 | Floors | |
| F3 | Water | |
| | | |
| | | |

Elements not inspected



Summary of condition ratings

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

| Element no. | Element name |
|-------------|--------------------|
| D4 | Damp proof course |
| F6 | Surface water |
| G3 | Rear boundary wall |

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

This is an end-terraced two-storey cottage and for ease of reference throughout this report, I am going to describe it as having a front southerly aspect.

Approximate year the property was built

1880.

Approximate year the property was extended

There is a single storey extension to the rear of the building. The Vendor informed me that this was built circa 1930's.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The building is of traditional construction for its age and type. The original walls are of stone rubble construction some 600mm thick, whilst the extension is of rendered concrete block and circa 280mm thick.

The roof to the main building is pitched and ridged, clad with natural slate over a timber framework and the extension has a flat roof with a bituminous felt covering.

Windows, doors and fascias are of timber and rainwater goods are plastic.

The ground floor is of solid construction and the upper floors of suspended timber. Partitions dividing the accommodation are of masonry or timber studwork. The ceilings are lath and plaster or plasterboard.



About the property

Accommodation

| | Living rooms | Bed-rooms | Bath or shower | Separate toilet | Kitchen | Utility room | Conser-vatory | Other |
|--------------|--------------|-----------|----------------|-----------------|---------|--------------|---------------|-------|
| Lower ground | | | | | | | | |
| Ground | 2 | | | | 1 | | | |
| First | | 2 | 1 | | | | | |
| 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

Band C

Issues relating to the energy efficiency rating

This exceeds the minimum rating of Band E, but the EPC sets out areas where further improvements could be made.

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)

There are no other services connected.

Other energy matters

Not applicable.



Location and Facilities

Grounds

There is a single garage to the side of the building and a concrete block store shed in the back garden. Gardens lie to the front, side, and rear with a gravelled parking space in front of the garage.

Location

This is a village location some 2 miles from the nearest main town of Truro.

Facilities

Within the village there is a local convenience store, primary school, and public house. Regular bus services to Newquay and Truro are nearby and the main A30 trunk road is within two miles.

Local environment

The property is in an area unlikely to be affected by flooding. (See Section I1 – Risks to Grounds).

The property is in an area with potentially high levels of Radon Gas that could affect health. (See Section I3 – Risks to People).

Cornwall is an old mining area, and a clear, satisfactory Archive Metalliferous Mineral Mining Search Report must be obtained. (See I2 – Risks to 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 gable end chimney with a fired clay pot. This is in poor condition with several loose bricks that may fall. The chimney stack is leaning dangerously towards the north. This is a safety hazard and could allow fumes to escape from the chimney. (See Section J3 – Risks to People). This is also causing dampness inside the building. A TV aerial is attached to the chimney and is loose. **Condition Rating 3. Further investigation required.**

3

- It is recommended that you arrange for competent chimney/flue specialist contractor to advise on all necessary repairs. It is likely that the chimney will need to be taken down and completely re-built.

Where a chimney has been leaking, there is a risk that timbers, such as the roof structure, in contact may be affected by decay. None was visible at the time of inspection, but you should be aware that there could be hidden timber defects, requiring attention in due course.

A chimney stack is usually the most exposed part of a building and is therefore subject to more driving rain and wind than any other part of the structure. It is also the most difficult part of a property to get access to, because of the height of the stack above ground. Repair works tend to be expensive because of the safety requirements and costly access equipment, such as crawling boards, hoists, and scaffold.

D2 Roof coverings

Flat Roof:

The flat roof over the rear extension is blistering badly and there are cracks in the felt around the edges which is allowing water to penetrate. **Condition Rating 3.**

3

- It is recommended that you arrange for a competent roofing contractor to advise on all necessary repairs. It is likely that when the flat roof is replaced, that you will find that some of the supporting timber to the flat roof may be affected by rot and this may also need to be replaced.

Main Roof:

The main pitched roof is covered with natural slate. Some of the slates are loose and have slipped where they are poorly secured. **Condition Rating 2.**

The slate fixings on older roofs can weaken and result in more costly future maintenance. In some cases, it may be more economic to replace the whole roof covering rather than continued repair. A number of the slates are held in place by metal clips (called tingles). These are temporary repairs and indicate that the roof will need replacing soon.

When a roof covering is renewed, there is a need to obtain Building Regulation Approval and upgrade the thermal insulation. This will increase the cost of the repair.



Outside the property

D3 Rainwater pipes and gutters

The rainwater fittings are of PVC type with half-round gutters and matching downpipes.

The pipes and gutters are leaking, and they do not have sufficient slope. They are also blocked by vegetation. **Condition Rating 2.**

- The slope to the guttering is too shallow. This prevents rainwater from draining properly and may result in future leaks. You should allow for re-fixing of the gutters with an adequate slope, and you may have to replace parts of the system and clear all blockages.

The downpipes all discharge into trapped gullies with plastic grills over.

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

2

D4 Main walls

Main Walls:

The main original walls are of solid stone rubble construction measuring some 600mm thick.

Concrete Test:

The extension walls are of rendered concrete blockwork and are of an age where they could contain potentially deleterious materials (Mundic). **Condition Rating 3. Further investigation required.**

- A satisfactory Concrete Screening Test Report must be obtained in accordance with current RICS guidelines to establish the integrity of this part of the building.

An adverse result of a Concrete Screening Test Report could have a significant impact on the value, mortgageability and saleability.

Whilst there is slight undulation to the wall surfaces, this is within acceptable tolerances with no evidence of any significant movement.

It must be emphasised that old masonry walls of this type are particularly prone to lateral penetrating damp from outer to inner wall surfaces and therefore careful conscientious ongoing maintenance of external elevations is always required, paying particular attention to details around windows and openings.

It is now widely acceptable when pointing or rendering old buildings, that traditional lime-based materials should be used. The reason for this, is that they are more porous than sand or cement and this allows any moisture which penetrates the walls to escape via natural evaporation.

DPC:

It is unlikely that the original stone rubble walls incorporate any form of damp-proof course, and none was seen. It is assumed that the extension walls incorporate a damp-proof course, but this is concealed and bridged by the rendered finish. **Not Inspected.**

3



Outside the property

This could lead to damp bridging over time. **Condition Rating 3.** (See Section I1 – Risks to the Building).

- A reduction of high adjacent ground levels is recommended.

D5 Windows

The windows are of single glazed timber casement type. There are areas of broken and cracked putty and localised pockets of rot, particularly to some of the sills. **Condition Rating 2.**

You should allow for early overhaul/repair of the windows but in any full scheme of improvement, complete replacement with low maintenance sealed glazed unit equivalents via a FENSA or equivalent competent approved contractor or with Building Regulation approval may be considered worthwhile.

2

D6 Outside doors (including patio doors)

The main front and rear doors are of painted timber. There is widespread evidence of rot and decay to both the front and rear doors. The back door is particularly difficult to close. **Condition Rating 3.**

- It is recommended that you arrange for a competent carpenter to advise on all necessary repairs.

3

D7 Conservatory and porches

There is a timber conservatory to the front of the building. There is widespread rot to the door frame and windows. **Condition Rating 3.**

- It is recommended that you arrange for a competent carpenter/builder to advise on all necessary repairs. (I1 Risks to Buildings).

3

D8 Other joinery and finishes

The eaves and fascia boards are of painted timber, and they are now age worn and weathered with the paintwork starting to flake and peel. **Condition Rating 2.**

An early overhaul is recommended.

2

D9 Other

Not applicable.

E

Inside the property



Inside the property

Limitations on the inspection

Closely fitted carpets and floor coverings mean that floor surfaces cannot be inspected. Glass quilt insulation and light storage in the main roof space also restricted my inspection.

E1 Roof structure

1 2 3 NI

I gained access to the roof void via a trap hatch off the landing. The preformed factory truss roof framework is of typical size and spacing for its type and adequately braced.

3

Party Wall:

A firebreak party wall should be provided and is likely to be a requirement of the building insurers.

Condition Rating 3.

- It is recommended that you arrange for a competent contractor to install a suitable firebreak wall to current Building Regulation standards. (See also I1 – Risks to the Building and I3 Risks to People).
- This work will need to be carried out in conjunction with your neighbour and your solicitor must advise you further in this respect. (See H3).

There is staining and dampness to the chimney breast in the roof space indicating the need for overhaul/repair of the chimney. (See D1 – Chimney).

Thermal Insulation:

The roof space has only a very thin layer of glass quilt insulation on top of the ceilings, and this is less than current standards. **Condition Rating 2.**

Lack of thermal insulation will result in lower internal temperatures and higher heating costs. You must increase the insulation soon.

Ventilation:

My inspection revealed no evidence of a significant condensation problem in the roof space, but ventilation is slightly restricted where insulation has been pushed into the eaves spaces and the condition should be monitored as there may be a need for the provision of improved ventilation.

Flat Roof:

No access was available to any flat roof space. **Not Inspected.**

E2 Ceilings

The ceilings to the original part of the building are of older plaster supported on thin wooden strips (called lath and plaster). The ceilings are very badly cracked, and the plaster is becoming detached. Lath and plaster ceilings are difficult to repair, as large areas can be dislodged by the repair itself. In some cases, it may be more economic to replace the whole ceiling, and this can be more costly than repairs to modern ceilings. The bathroom ceiling is of plasterboard and badly damaged by dampness as a result from leaks from the flat roof above. **Condition Rating 3.**

3



Inside the property

- It is recommended that you arrange for a competent building contractor to advise on all necessary repairs.

E3 Walls and partitions

The walls and partitions dividing the accommodation are a mixture of masonry and timber stud with a lath and plaster finish. There are several problems.

3

There is widespread evidence of damp penetration affecting plaster finishes at low level to the original walls. **Condition Rating 3. Further investigation required.**

- It is recommended that you arrange for a competent damp and timber specialist contractor with experience of working on properties of this age and type, to advise on all necessary repairs to eradicate rising and laterally penetrating dampness. The condition of concealed timbers, such as joist ends, timber lintels and wall plates in contact with damp walls that can be affected by rot and decay, should also be confirmed. Any estimates and quotations you obtain, should take into account preparation work and replastering and the work completed under a Bonded guarantee. (See Section I1- Risks to the Building).

The plaster finishes to some of the original lath and plaster walls is badly cracked and becoming detached. **Condition Rating 3.**

- Arrange for a competent building contractor to advise on all necessary plaster repairs.

As well as the re-plastering work, it was noted that tiles to the walls in the bathroom and kitchen are cracked and broken. You may want to replace the tiling, but this may damage the plaster beneath.

E4 Floors

Ground Floors:

The ground floors are of solid construction with close fitted coverings and ceramic tiles in the kitchen and bathroom. **Condition Rating 1.**

1

Like many older solid floors (usually before the 1940's) the floor may not have a barrier against dampness from the ground (called a damp-proof membrane or DPM). Although I could see no problems, the dampness that affects the adjacent masonry walls may also affect the floor. (See Section E3 & Section I1 – Risks to the Building).

First Floors:

The first floor is of suspended timber board and joist construction, with close fitted coverings.

The upper floors are serviceable. **Condition Rating 1.**

E5 Fireplaces, chimney breasts and flues

The Living room has a cast iron solid flue stove. I have not had sight of any documentation or service record, and this could be a safety risk. (See Section I3 – Risks to People). **Condition Rating 3. Further investigation required.**

3



Inside the property

- It is recommended that you arrange for a HETAS approved contractor to inspect the stove, sweep the flue and confirm the adequacy of flue and ventilation arrangements. The stove should not be used until this has been done.

The installation of multi fuel stoves is regulated and should only be installed by an approved contractor or with Building Regulation approval. Your solicitor must obtain the relevant documents or advise you further. (See H1 - Regulation).

The disused fireplace in the bedroom should be ventilated and the flues swept to avoid conditions where moisture and dampness could build up in the flues.

All flues that are to be used must be properly lined by a suitably qualified contractor.

Chimney Breasts:

There is evidence of damp penetration to the chimney breast in the roof void. (See Section D1 & E1 above).

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

Kitchen fittings comprise a limited range of wall and base units with roll edgework surfaces and inset stainless steel sink. The fittings are use worn and damaged and some of the doors are loose. **Condition Rating 2.**

2

Comment on the condition of kitchen appliances is outside of the scope of the Home Survey service and would be a matter for further specialist advice.

It is envisaged that most purchasers will propose complete renewal of the kitchen.

E7 Woodwork (for example staircase joinery)

Doors:

The doors comprise flush panelled painted timber doors with timber door frame. The doors have been heavily painted over the years and one or two stick. **Condition Rating 2.** Overhaul and easing is required.

3

Stairs:

The stairs are of timber construction with fitted carpet and typically quite steep and narrow. This could be a safety hazard. (See I3 – Risks to People).

Where the lower stair timbers are in contact with damp wall surfaces, they are affected by rot and decay. **Condition Rating 3.**

- It is recommended that you arrange for a competent carpenter to advise on all necessary repairs to the stairs in conjunction with eradication of dampness. (See also I1 – Risks to the Building).

Other:

There are painted softwood linings, skirting boards and architraves. **Condition Rating 1.**

Although there is no visible sign of what can be seen to the frames skirting boards, those in contact with walls affected by dampness will remain at risk of rot and decay until dampness is eradicated.



Inside the property

E8 Bathroom fittings

This comprises a white suite with enamelled bath, wash hand basin and WC. The sealant around the edge of the bath has been poorly applied. **Condition Rating 2.**

2

Early overhaul/renewal of sealant surrounds to the sanitary fittings is recommended to prevent leakage.

E9 Other

Not applicable.

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 supply connected with meter and consumer unit located in the understairs cupboard. Visible wiring is of PVC sheathed type. The electrical system is not covered by a current inspection and testing certificate, and this could be a safety hazard. (See Section 13 – Risks to People). **Condition Rating 3. Further investigation required.**

3

- You should arrange for a suitably qualified local electrician to inspect the electrical system and advise on all necessary upgrading works and costs.

Although I do not know the extent of the repair and improvement work required, you should plan for partial or complete replacement, and this could be disruptive and costly.

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.

There is an old metal oil storage tank in the rear garden. This is starting to rust and corrode quite badly and potentially could leak. **Condition Rating 3.**

3

- Arrange for an OFTEC qualified contractor to advise on replacement of the tank.

Current regulations require that the new tank is double skinned or bunded.

There is no mains gas supply to the property.

F3 Water

The property has a metered mains water supply with the water meter in the path to the front and the internal stopcock under the kitchen sink.

1

Visible internal pipework is of copper feeding direct to sanitary fittings on demand, there being no roof storage or header tank. **Condition Rating 1.**



Services

F4 Heating

The property is heated via a wall-mounted oil-fired boiler in the kitchen. This serves a system of radiators and provides hot water. Some of the radiators are badly rusted and there is no evidence of any recent servicing. This could be a safety risk. (See I3 – Risks to People). **Condition Rating 3. Further investigation required.**

- Arrange for an OFTEC qualified heating engineer to inspect the heating system, service the boiler, and advise on any necessary repairs and costs. A heating system of this age may be approaching a time when upgrading or renewal is required. The heating should not be used until this has been done.

Heating is supplemented by means of a cast iron stove in the living room. **Condition Rating 3.** (See Section E5).

3

F5 Water heating

There is a pressurised pre-lagged hot water cylinder in the airing cupboard fed via the central heating boiler, with supplementary electric and immersion heater. The cylinder is leaking slightly. **Condition Rating 3.**

- Arrange for a competent contractor to advise on all necessary repairs.

You should be aware that pressurised hot water cylinders do require annual safety inspection and servicing if they are to operate correctly.

3

F6 Drainage

Foul drainage is believed to be to the main foul sewer, but this must be checked and confirmed by your legal adviser during Pre-Contract Enquiries.

The drainage system consists of a drain at the rear of the building that takes water from the rainwater gully and foul waste from the WC, bath, sinks and kitchen. To the front the drain takes surface water only.

The bath, toilet and wash hand basin are connected to the underground system through a series of plastic pipes connecting to a soil stack just outside the bathroom window. Waste from the kitchen sink runs into a gully below the kitchen window via a plastic wastepipe, although the wastepipe is loose, and the joint is broken.

There are several problems with the system; inspection covers for the two inspection chambers in the back garden very badly rusted and broken. These are a safety hazard and must be replaced. (See Section I3 – Risks to People).

The pipework appears to be of pitched fibre which can be prone to collapse. **Condition Rating 3. Further investigation required.**

- Pitched fibre pipes were commonly used in the 1950's and 1960's. In order to assess the condition of the underground pipework a CCTV survey will need to be commissioned. Replacement of underground pipework can be expensive.

3



Services

| | |
|---|--|
| Surface Water: Surface water from the rainwater downpipes and gullies presumably discharges to storm drains or soakaways. Not Inspected. | |
|---|--|

F7 Common services

| | |
|-----------------|--|
| Not applicable. | |
|-----------------|--|

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

I could not inspect the rear boundary wall as this is completely overgrown with shrubs and bushes. **Not Inspected.**

G1 Garage

1 2 3 NI

The garage to the side of the property is of concrete block construction under a pitched corrugated asbestos roof. Several corrugated asbestos sheets to the roof are cracked and broken. There are health risks associated with the handling of asbestos containing materials. (See I3 – Risks to People). **Condition Rating 3.**

3

- It is recommended that you obtain further advice from a specialist licenced contractor in relation to the removal and disposal of this roof covering. This can be expensive.

The doors to the garage are of timber and there is slight rot to the base of the door frame. **Condition Rating 2.**

There is evidence of active woodborer infestation to some of the roof timbers and this needs to be treated. **Condition Rating 2.**

G2 Permanent outbuildings and other structures

There are a number of cracked and broken panes to the aluminium framed greenhouse in the back garden which must be replaced. This is a potential safety risk. (See I3 – Risks to People). **Condition Rating 2.**

2

G3 Other

Footpaths:

There is a gravelled footpath leading to the front door. Immediately to the rear of the building is a paved patio. A number of the slabs are slightly loose and uneven and are a safety hazard. (See I3 – Risks to People). Loose slabs must be re-laid. **Condition Rating 2.**

2

The concrete driveway to the garage is becoming a little worn and weathered

Grounds:

The gardens to the front are laid to lawn and the gardens to the rear are again laid to lawn with a small vegetable patch, although the rear boundary is becoming quite overgrown and need to be cleared. **Condition Rating 2.**

Boundaries:

The boundaries comprise old stone hedging with a concrete block wall to the south forming a boundary to the pavement. **Condition Rating 1.**

The rear boundary wall is obscured by vegetation preventing inspection. **Not Inspected.**



Grounds (including shared areas for flats)

In the back garden there is some timber fencing on top of the hedging. This will in time rot out.

Condition Rating 1.

You must ask your conveyancer to establish the location and liability to maintain boundaries. (See Section I3).

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

During Pre-Contract Enquiries, your legal adviser must confirm that all necessary Planning and Building Regulation Approvals have been obtained in respect of the various alterations and additions to the property, which include the following:

- The rear two-storey extension.
- The construction of the garage.
- HETAS certification or Building Regulation approval for installation of the solid fuel stove.

H2 Guarantees

I have no knowledge of any guarantees relating to the property and this should be checked by your legal adviser.

H3 Other matters

D3 - The rainwater system is shared with the adjoining property and your solicitor should advise you of the legal implications of this point.

E1 – Your solicitor must advise you as to what arrangements will be required with your neighbour to install a proper fire break in the roof void.

F6 – Confirm that foul drainage is to the main foul sewer together with the extent of the repair liability in respect of all private sewer runs. South-West Water has adopted responsibility for maintenance of all shared private sewers and your legal adviser should be asked to explain the implications of this and extent to which you are responsible for the drains.

G2 – Your solicitors must confirm the location and liability to maintain boundaries.

As the property is end-terraced, your legal adviser should be asked to explain the implications of this and extent of your repair liabilities in respect of the shared elements, such as the party walls, roofs, chimneys, and rainwater fittings.

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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.

Any non-uniformity to the elevations I consider is within acceptable tolerances.

Dampness:

D4 and D1 – There is significant dampness affecting the main walls and chimney breast. A full detailed and thorough investigation must be carried out by an experienced damp and timber treatment contractor.

It is never possible to completely eradicate dampness in an old building of this age type and where dampness exists, there is always the risk that concealed timbers such as joist ends, timber lintels and wall plates in contact with damp walls could be affected by rot and decay.

The property was built using traditional materials and techniques. Dampness is usually best managed by using traditional methods such as lowering ground levels, improving ventilation, and ensuring that appropriate breathable materials such as lime renders and pointing are used.

E4 – Floors adjacent to damp walls could also be affected by dampness. See also E4 Floors.

Condensation:

My inspection revealed no evidence of a condensation problem but properties in Cornwall are particularly prone to condensation and good heating and ventilation will be imperative at all times. Improved thermal insulation can also be of benefit.

A provision of Humidistat controlled, externally vented, extractor fans in the bathroom and kitchen would be worthwhile.

Redundant flues should be properly capped and ventilated to prevent condensation damage.

The roof void is inadequately ventilated and additional ventilation is required to prevent condensation damage.

Timber Defects:

The high levels of dampness are such that it is quite likely that there are areas of timber such as the joist ends, lintels and wall plates which are affected by rot, which will only be revealed once plaster finishes are stripped back. This could be expensive.

Woodborer infestation should be treated throughout the property, including the roof, floor timbers and stairs etc by a specialist contractor under a Bonded guarantee.

D7 – Repairs and renewal are required to timber elements of the conservatory.

Mundic:

D4 – The walls of the extension are of an age whereby they could contain potentially deleterious materials (Mundic). A Concrete Screening Test Report is required to comply with current RICS guidance. An adverse result of such test will have an impact on value, mortgageability and saleability. I have assumed for this report and the valuation, that the Concrete Test will not reveal any serious problems. (See I1 – Risks to Buildings).

Risks

I2 Risks to the grounds

Contamination:

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

Mining:

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

Flooding:

The property is not in an area affected by flooding.

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. I have not carried out any specific site inspection or survey for Knotweed. If you require assurance on this point, it is recommended that you arrange for a close inspection of the land and site boundaries.

I3 Risks to people

Asbestos:

A property of this age may incorporate asbestos containing materials within the building fabric which could be a health risk if disturbed, including the following areas:

- The cement fibre sheet roof to the garage may incorporate small amounts of asbestos.

Radon:

Public Health England have identified 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 at <http://www.ukradon.org> or you could contact the Public Information Access Office, Public Health England, 133-155 Waterloo Road, London, SE1 8UG, Email: enquiries@phe.gov.uk or telephone them on 0207 654 8000.

Health & Safety:

E1 – Lack of a firewall in the roof void presents a risk of spread of fire between this property and the adjoining cottage.

E5 – Defective old flues could allow flue gases to escape into the building.

E5 – The flue serving the living room solid fuel stove, for which no documentary evidence of sweeping was seen.

E7 – The stairs are very steep and narrow.

F1 – The electrical system for which no test certificates were seen.



Risks

F4 – The oil-fired heating for which no service records were seen.

H1 – The garage roof is of a material that may contain asbestos. Further advice is needed from a specialist contractor because of the possible health risks.

G3 – The patio slabs are loose and uneven.

G2 – The broken panes to the greenhouse.

There are ceiling mounted smoke detector alarms, but these have not been tested and should be checked. A carbon monoxide alarm should be installed in the living room and hallway, together with a heat sensor alarm in the kitchen.

I4 Other risks or hazards

Not applicable.

J

Property valuation



Property valuation

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

In my opinion the market value on as inspected was:

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

| Tenure | Area of property (sq m) |
|---------------------------------------|---------------------------------|
| <input type="text" value="Freehold"/> | <input type="text" value="95"/> |

! 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-



Property valuation

authority, not private, control).



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

The valuation assumes that a satisfactory Concrete Screening Test Report is available. Should the report reveal adverse conditions, then the valuation reported would need to be amended.

The valuation assumes that a satisfactory Metalliferous Mining Search Report is available.

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

Not applicable.

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



Surveyor's declaration

Surveyor's RICS number

1124034

Phone number

01872260555

Company

Dowling Dodd Chartered Surveyors

Surveyor's Address

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

Qualifications

FRICS

Email

surveyors@dowlingdodd.co.uk

Website

www.dowlingdodd.co.uk

Property address

Example Cottage Trewin Road St Trewin Truro Cornwall TR1 2SQ

Client's name

Mr and Mrs Buyer

Date this report was produced

29 September 2021

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

Signature



What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

M

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



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

The service

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

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

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.

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 and valuation) 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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 and valuation) 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 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.

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 and 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.



Description of the RICS Home Survey – Level 2 (survey and valuation) 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 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.

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



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

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 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.

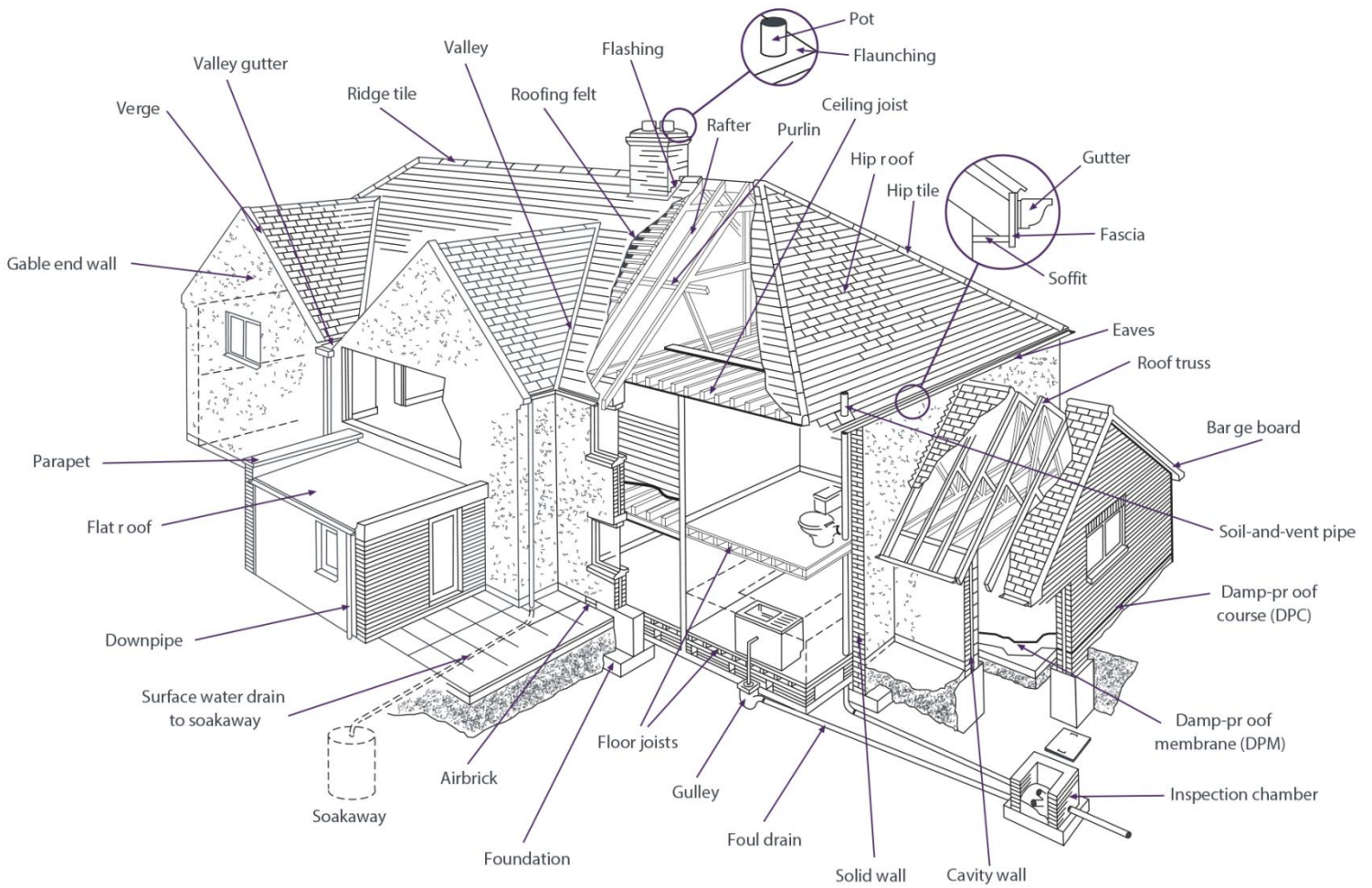
N

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. |
| Gulley | 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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