



LEVEL 2

Your survey report

Property address
XXXXXXX

Client's name
XXXXXX

Consultation date (if applicable)

Inspection date
XXXXX 2021

Surveyor's RICS number
1123989

2

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A

About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

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



About the inspection

Surveyor's name

J Wilks

Surveyor's RICS number

1123989

Derbyshire Surveyors

Company name

Date of the inspection

XXXXX

Report reference number

XXXX

We are not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Related party disclosure

Full address and postcode of the property

XXXXXX

During the inspection the weather was dry and overcast. The weather in previous weeks has been varied.

Weather conditions when the inspection took place

The status of the property when the inspection took place

The property was occupied by the vendors and partly furnished. The floors were fully covered.

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

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type.



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.

Document name	Received
Coal mining search	
Cavity insulation guarantee	
FENSA Certificates	
Double glazing guarantees	
Building Regulations (E3 & E5)	
Building Regulations Certificate (F4)	
Central heating boiler warranty	



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)
D2	Roof coverings	
E3	Walls and partitions	
F1	Electricity	
G3	Other	

B

Condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D3	Rain water pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E1	Roof structure	
E4	Floors	
E5	Fireplaces	
E7	Woodwork	
F4	Heating	
F6	Drainage	

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)
E2	Ceilings	
E6	Built-in fittings	
E8	Bathroom fittings	
F2	Gas/Oil	

B

Condition ratings

F3	Water	
F5	Water heating	



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	Comments (if applicable)
D7	Conservatory and porches	
D8	Other joinery and finishes	
D9	Outside other	
E9	Inside other	
F7	Common services	
G1	Garage	
G2	Permanent outbuildings	

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

A two storey mid terrace house. The front of the property faces approximately south east.

Approximate year the property was built

1925

N/A

Approximate year the property was extended

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

Construction

The property is of traditional construction. The main external walls are brick faced and are of cavity construction. The roof is of pitched design and covered with natural slates. The floors are a mix of suspended timber and solid concrete construction. There are replacement double glazed uPVC windows and doors installed.



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		3	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

Not available

Issues relating to the energy efficiency rating

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil

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

N/A

Other energy matters

Energy Rating: C69



Location and facilities

Grounds

The property stands on a largely level, rectangular shaped site with a garden to the rear.
Off street parking is available at the rear of the property.
There are no permanent outbuildings.

Location

The property is in an established residential area convenient for local amenities.

Facilities

The centre XXXXXX is approximately two miles distant with more comprehensive shopping and transport facilities.

Local environment

The property is situated in a former mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities. See Section H3 - Other Matters and Section I2 - Risks.
Public Health England, formerly The Health Protection Agency, has identified this area as one in which in more than 1% of the dwellings, the estimated level of Radon gas entering property is such that remedial action is recommended. Further advice on Radon can be obtained from Public Health England at www.ukradon.org. See Section I3 - Risks.

D

Outside the property

D

Outside the property

Limitations to inspection

There were no specific external limitations.

1 2 3 NI

D1 Chimney stacks

There is one shared brick built chimney stack. The waterproofing between the chimney and the roof (flashing), where visible, is of lead construction. 2

Capped redundant chimney flues should be ventilated to minimise the possibility of condensation and associated defects internally. See Section E5.

The chimney stack brickwork and pointing appear to be in satisfactory condition. Chimneys are particularly exposed to the weather and so regular maintenance must be carried out to ensure their stability and weathertightness.

The chimney is leaning slightly. The degree of deflection is not sufficiently serious to warrant attention at present, but the stack should be regularly monitored.

The lead flashing appears to be adequately fixed in position. No specific defects requiring immediate attention were observed from ground level.

Condition rating: 2

D2 Roof coverings

The roof is of pitched design and covered with natural slates. These appear to be original. 3

Seen from ground level, the roof elevations are generally even and well formed with no signs of excessive undulation or distortion.

The roof covering shows signs of deterioration. Specific repairs are needed to slipped or damaged slates and weathered ridge pointing. See Section F1 and Section I1 - Risks.

A number of slates are held in place with metal clips (tingles) which is indicative of nail fatigue or sickness and occurs as the fixing nails rust through. The roof covering is coming towards the end of its life and you should budget for re-covering in the near future. It was noted that the majority of the properties on the street have already been re-roofed.

The roof slates are fixed to strips of wood (battens), but there is no secondary waterproof barrier (underlay) as is commonly found in properties of this age. Mortar pointing (torching) applied to the underside of the covering has partly perished and come away. Consequently, wind blown rain penetration may occasionally occur, but underlay can be installed when the roof covering is renewed.

Instruct a competent roofing contractor to overhaul or replace the slate roof covering.

Condition rating: 3

Outside the property

D3 Rainwater pipes and gutters

Rainwater fittings are formed in cast iron and uPVC. These discharge onto the pavement at the front and into a grated gully at the rear. 2

A general overhaul is required to deal with corrosion, leaking joints and broken fixings. However, complete renewal may prove more economic.

The gutters and downpipes will need to be cleaned periodically to reduce the risk of blockage and overflow which may result in damage to other parts of the structure.

Condition rating: 2

D4 Main walls

The main walls are faced in brick externally, approximately 280 mm thick and are of cavity construction. 2

Cavity walls are formed by two skins of brick, block or masonry with a gap between them. The two skins are held together by wall ties. There is a risk that the metal ties normally built into the wall cavities of buildings constructed before 1982 will corrode. The need for eventual wall tie replacement must be anticipated, but immediate repairs are unlikely to be required.

There is evidence that cavity wall insulation has been installed. Your legal adviser should be asked to verify the type of insulation used and the existence of any guarantees. See Section H2 - Guarantees.

The property has been affected by past structural movement as evidenced by misalignment to window and door openings. So far as can be seen from this single inspection the movement appears to be longstanding. We would not expect it to be progressive, beyond acceptable tolerances.

There is evidence of a bitumen damp-proof course to the main walls. External ground levels are set at an adequate height in relation to internal floor levels and the apparent height of the damp-proof course.

Ventilation to the underside of the suspended timber lounge floor is provided by air bricks incorporated in the front elevation wall. An air brick at the rear is assumed to be redundant. Due to the mixture of suspended and solid floors at ground level it will be difficult to provide satisfactory through ventilation. See Section E4.

There are signs of deterioration to the main wall surfaces including perishing to brick facings and weathered mortar joints. Minor making good will be required where there is loose cut brickwork and pointing at window cill ends. Damaged decorative brickwork was noted above the outside door opening at the front.

Replacement windows have been installed and additional brickwork inserted above the frames. Within the limitations of the inspection it cannot be confirmed that metal lintels are provided.

Condition rating: 2

D5 Windows

Windows are of uPVC incorporating sealed unit double glazing. From random sampling opening windows were found to operate reasonably freely. 2

The double glazing should have been installed by a FENSA registered contractor. If no FENSA Certificate is available, the installation may not comply with Building Regulations. See Section H1 - Regulation.

A cracked glazing pane was noted to the left hand front bedroom. There is misting to some of the double glazed units indicating failure of the edge seals. Failed units will require replacement and deterioration to other units is likely. Your legal adviser should establish if there is a guarantee. See Section H2 - Guarantees.

There are no visible British Standard marks to low level window glazing, suggesting that the glass is not toughened or laminated as is now required for safety reasons. See Section H3 - Risks.

D


Outside the property

Where older style uPVC windows are externally beaded it must be appreciated that these will be less secure than more modern designs.

It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration.

Condition rating: 2

D6 Outside doors (including patio doors)

The doors are of uPVC incorporating sealed unit double glazing. They were found to open and close reasonably freely. 

Double glazed units have a limited life due to deterioration of the edge seals. Renewal of glazed units may be required on occasion. Your legal adviser should establish if there is a guarantee. See Section H2 - Guarantees.

Localised defects were noted to the uPVC, for example a missing frame finisher to the rear door. However, you may experience difficulty in finding contractors willing or able to provide replacement components.

It is recommended that waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration. It was noted that attention is required in some areas.

Condition rating: 2

D7 Conservatory and porches

There are no conservatories or porches.

NI

Condition rating: Not Inspected

D8 Other joinery and finishes

There is no eaves joinery fitted at the roof edges.

NI

Condition rating: Not Inspected

D9 Other

There are no other external elements needing comment.

NI

Condition rating: Not Inspected

E

Inside the property

Inside the property

Limitations to inspection

The roof space could only be safely viewed from the access hatch.
The accommodation was partly furnished and the floors were covered throughout.

1 2 3 NI

E1 Roof structure

The roof space is accessible from the ceiling hatch on the landing. There is no drop down ladder fitted. 2

The roof frame is of traditional timber, purlin and rafter design. There is no evidence of specific or serious defects to the visible parts.

Chinks of daylight were noted corresponding with the slipped and damaged slates mentioned earlier.

Ventilation to the loft space appears to be adequate and no signs of condensation were noted at the time of inspection.

There are party walls shared with the adjoining properties. These are carried up to a full height and constructed from brick. However, small holes in the left hand party wall should be closed in co-operation with the neighbouring owner for improved fire safety reasons. See Section I1 - Risks.

Glass fibre quilt roof insulation is installed, although to an insufficient depth to comply with current requirements. Current regulations recommend at least 270 mm depth of insulation is used for maximum energy conservation and you should arrange to have additional insulation added. If additional roof insulation is installed adequate ventilation should not be impaired.

Condition rating: 2

E2 Ceilings

Ceilings are constructed of mixed plasterboard and lath and plaster. The entrance hall ceiling is partly boarded and there are suspended ceiling tiles on the landing. 1

Minor irregularities and undulations are present, but these are not unusual with this type and age of property. There are a number of hairline cracks, although these are not of structural significance. Making good will be required when redecorating.

Staining was identified to the kitchen ceiling. There is no evidence of current dampness, but this staining indicates there has been a problem in the past.

Lath and plaster ceilings have a limited life and are prone to loss of key and eventual collapse. Given the age of these ceilings this may happen unexpectedly. They will require eventual renewal.

Some of the ceilings have a textured finish. Such coatings applied prior to 1985 can incorporate an asbestos content. Due care and attention should be taken when working with such material. See Section I3 - Risks.

Condition rating: 1

E3 Walls and partitions

The internal faces of the outside walls are solid and faced with plaster. Internal walls and partitions are of mixed solid and lightweight construction with a plaster finish. 3

The property has been affected by past structural movement as evidenced by misalignment to door openings.

Inside the property

So far as can be seen from this single inspection the movement appears to be longstanding. We would not expect it to be progressive, beyond acceptable tolerances.

Systematic checks for damp were made, wherever possible, using an electronic moisture meter. Dampness was found to some areas of the ground floor accommodation. See Section I1 - Risks.

Staining was identified at high level in the right hand front bedroom. There is no evidence of current dampness, but this staining indicates there has been a problem in the past.

Evidence of condensation and mould growth was noted to parts of the accommodation. Dry forms of heating and improved ventilation will help to alleviate the problem.

Some cracks, irregularities and undulations are present in the plasterwork, although these are not considered to be serious in a property of this type and age. Areas of loose and hollow plaster were identified to some rooms. Repairs may be required, particularly when internal decorations are renewed.

The internal decorations are in a generally poor condition consistent with their age.

Some of the walls have a textured finish. Such coatings applied prior to 1985 can incorporate an asbestos content. Due care and attention should be taken when working with such material. See Section I3 - Risks.

Ground floor walls have been removed to the under stairs and between the lounge and dining room. Whilst there is no evidence of significant cracking to the areas adjacent, it is not possible to comment on the nature of any supports provided. Your legal adviser should verify that Local Authority approval has been obtained for these alterations. See Section H1 - Regulation.

Instruct a Property Care Association (PCA) registered specialist damp-proofing contractor to inspect the whole property and report on internal dampness, together with a quotation for appropriate remedial works and allied repairs.

Condition rating: 3

E4 Floors

The floors are a mix of suspended timber and solid concrete construction. The timber floors are surfaced in floorboards. 2

Suspended floor surfaces were found to have minor spring and unevenness, but this is within acceptable limits for domestic construction, and is not serious. A number of floorboards are loose and would benefit from refixing or improved support. Some boards have split and require repair or replacement.

Sub floor ventilation issues have been mentioned earlier in the report. In such situations there is a possibility that rot may have occurred and a precautionary check of timbers (including under floor areas) is recommended. See Section I1 - Risks.

There are signs of general unevenness to the solid floors, but no specific repairs appear to be required.

The concrete floors appear to be partly surfaced with thermoplastic Marley tiles. In a property of this age these may incorporate an asbestos content. Due care and attention should be taken when working with such material. See Section I3 - Risks.

Condition rating: 2

E5 Fireplaces, chimney breasts and flues

There are wooden fire surrounds in the lounge and dining room incorporating electric fires. See Section F1. The fireplace are worn consistent with age. 2

The redundant flues in the disused chimney breasts should be properly ventilated in order to prevent condensation and associated defects.

E

Inside the property

Chimney breasts in the kitchen and bathroom have been removed. Whilst there is no evidence of significant cracking to the areas adjacent, it is not possible to comment on the nature of any support provided for the remaining structure within the roof space. Your legal adviser should verify that Local Authority approval has been obtained for this alteration. See Section H1 - Regulation.

Condition rating: 2

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

Kitchen fittings comprise a range of laminate units including wall and base cupboards, worktops and a stainless steel sink. Kitchen fittings appear serviceable, but were not inspected in detail. Some wear and tear was noted. 1

Flexible sealant around the sink top should be regularly checked and maintained as even slight damage may allow water penetration to the enclosed area beneath.

The kitchen fittings are considered rather dated by present day standards and replacement would be beneficial.

There is a built-in boiler cupboard to the rear bedroom. This appears to be adequate for current use, although was not inspected in detail.

Condition rating: 1

E7 Woodwork (for example, staircase and joinery)

Internal joinery includes skirting boards, door surrounds and a mixture of flush fitting and panel doors. The joinery is worn consistent with age and in need of attention including repair and adjustment to doors. Missing skirtings will require replacement. Where skirting boards are loose, these will need re-fixing. 2

The staircase is of timber construction with a wall fixed handrail and solid balustrade. Where walked on, some stair treads were found to creak underfoot, although this is not considered significant.

Condition rating: 2

E8 Bathroom fittings

There is a suite of white sanitary fittings within the bathroom. It includes a panelled bath, pedestal wash-hand basin and low flush WC. Sanitary fittings appear serviceable, but were not inspected in detail. Some wear and tear was noted. 1

Flexible sealant around the bath should be regularly checked and maintained as even slight damage may allow water penetration to the enclosed area beneath, which could result in rot and decay.

The bathroom fittings are considered rather dated by present day standards and replacement would be beneficial.

Condition rating: 1

E9 Other

It is recommended that mains controlled smoke detectors are provided and serviced in accordance with manufacturer's instructions. NI

Mechanical extractors should be installed in the kitchen and bathroom, with ducting to a suitable external point, to minimise possibility of condensation problems in the future.



Inside the property

Condition rating: Not Inspected

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 to inspection

It was not possible to inspect the concealed wiring and pipework.

1 2 3 NI

F1 Electricity

Safety warning: The 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 the Electrical Safety First.

Mains electricity is connected. The meter and consumer unit are located in the kitchen. The consumer unit is of an older style rewirable fuse type. 3

The observed wiring and fittings are a mixture of ages, suggesting partial rewiring in the past. Some elements are likely to require upgrading or renewal.

Instruct an NICEIC/ECA registered electrical contractor to test the electrical installation and report as to its condition, together with a quotation for any necessary repair/renewal. See Sections I1 and I3 - Risks.

Condition rating: 3

F2 Gas/oil

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

A mains gas supply is connected with the meter located in the lounge. This supplies a cooker point to the kitchen and the central heating boiler in the rear bedroom. No visual evidence of alteration or damage was noted. See Section F4. The cooker connection has not been checked. 1

Condition rating: 1

F3 Water

Mains water supply is connected. The external stop tap is located in the footpath at the rear of the building. In a property of this age, if the underground supply pipework has not already been replaced, it is likely to be of lead or cast iron and may need renewal. 1

The internal rising main and stopcock are in the sink base cupboard to the kitchen. The plumbing, where seen, is run in copper, although a number of areas were hidden from view.

There are no cold water storage tanks. There will be no stored water in the event of a temporary interruption to the supply.

An outside tap is located at the rear of the property. It has not been possible to establish whether a separate internal isolating tap has been provided. If not, consideration should be given to fitting one so that the system can be turned off during periods of bad weather.

Services

Condition rating: 1

F4 Heating

Central heating is provided by an Ideal Logic Max Combi C30 wall mounted, gas fired combination boiler located in the built-in cupboard to the rear bedroom. The boiler is fitted with a fan assisted flue which discharges through the adjoining external wall.

It is understood from the vendors that the central heating boiler was installed in December last year. Your legal adviser should ensure that a Building Regulation Compliance Certificate and Manufacturer's Warranty are available. See Section H1 - Regulation and Section H2 - Guarantees.

Heating in the individual rooms is provided by metal radiators of an older style with thermostatic valves fitted. General rusting was noted to some radiators, but there are no obvious signs of any leaks. Missing valve caps should be replaced where necessary. There is no central heating radiator in the kitchen.

It is important that gas heating appliances, service pipework, ventilation and flues are inspected annually to ensure safe and efficient operation. Regulation servicing will be essential if the boiler warranty is to be maintained.

Condition rating: 2

F5 Water heating

Domestic hot water is understood to be provided by the central heating boiler. Your attention is drawn to the earlier comments in Section F4.

Condition rating: 1

F6 Drainage

Drainage is assumed to connect into the public sewer via a system which is likely to be shared with adjoining owners. See Section H3 - Other Matters.

There is a single inspection chamber located within the site curtilage. The lid to this inspection chamber was lifted and no signs of recent blockage or serious damage were identified.

It should be appreciated that an inspection of the accessible manhole cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains test.

An external cast iron soil and ventilation stack is located at the rear of the building. Corrosion was noted to the cast iron sections and the vent at the top of the stack should be fitted with a suitable grating to prevent the ingress of birds and debris. Where a replacement uPVC branch pipe has been inserted a taped joint is visible which should only be regarded as a temporary measure.

The exterior waste water pipes are of mixed metal and uPVC and discharge into the rainwater gully at the rear. No obvious signs of leakage were noted, but some fixings could be improved.

Condition rating: 2



Services

F7 Common services

There are no common services to the property.

NI

Condition rating: Not Inspected

G

Grounds

(including shared areas for flats)

Grounds (including shared areas for flats)

Limitations to inspection

There were no specific external limitations.

1 2 3 NI

G1 Garage

There is no garage.

NI

Condition rating: Not Inspected

G2 Permanent outbuildings and other structures

There are no permanent outbuildings.

NI

Condition rating: Not Inspected

G3 Other

The property stands on a largely level, rectangular shaped site with a garden to the rear.

Access to the rear of the property is shared with neighbouring owners. See Section H3 - Other Matters.

There is a concrete car standing and concrete and paved footpaths. These surfaces are cracked and uneven in places.

The site boundaries are partly enclosed by a brick wall and timber fences. Some repairs or replacements will be needed.

There are no trees or hedges in the vicinity of the property thought to represent a significant risk.

There is evidence of Japanese Knotweed within the rear garden. This can cause significant damage to buildings/structures and could affect saleability. Advice should be obtained from a specialist treatment contractor prior to purchase. Japanese Knotweed can be difficult and costly to eliminate, and waste must be disposed of in a controlled manner by registered contractors. See Section I2 - Risks.

Instruct a specialist contractor to provide estimates for the treatment of Japanese Knotweed.

Condition rating: 3

3

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

The property has been altered internally with works carried out to walls and chimney breasts. Your legal adviser should ensure that Local Authority approval has been obtained for these alterations.

If any of the replacement double glazed uPVC windows were installed after April 2002, your legal adviser should confirm that FENSA Certificates or appropriate Building Regulation documentation is available.

It is understood from the vendors that the central heating boiler was installed in December last year. Your legal adviser should ensure that a Building Regulation Compliance Certificate will be provided.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:

D4: Main walls - cavity insulation.

D5: Windows - double glazing.

D6: Outside doors - double glazing.

F4: Heating - boiler warranty.



Issues for your legal advisers

H3 Other matters

The property is situated in a former mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities.

Your legal adviser should advise on your rights and obligations in relation to the shared drainage system.

Access to the rear of the property is shared with neighbouring owners. Your legal adviser should ensure that appropriate rights of way and maintenance arrangements are in existence.



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

- D2: Roof coverings - slates nearing end of useful life.
- E1: Roof structure - small holes to left hand party wall.
- E3: Walls and partitions - rising dampness.
- E4: Floors - risk of rot to ground floor timbers.
- F1: Electricity - mixed age fittings and wiring.

I2 Risks to the grounds

- C: Local environment - past coal mining area.
- G3: Other - Japanese Knotweed.

I3 Risks to people

- C: Local environment - Radon gas area.
- D5: Windows - low level window glazing.
- E2: Ceilings - possible asbestos content to textured ceiling coatings.
- E3: Walls and partitions - possible asbestos content to textured wall coatings.
- E4: Floors - possible asbestos content to thermoplastic Marley tiles.
- F1: Electricity - mixed age fittings and wiring.

I4 Other risks or hazards

Asbestos based components may be present at the property. Their nature, condition and location pose a low risk to the health and safety of the occupants under normal conditions and usage. No action is required unless the components are damaged, worked on, altered or used in a different way. In these instances an asbestos removal specialist should be called in. The costs involved may be higher than for similar work carried out on materials that do not contain asbestos.

Lead based paint can be found in most properties built before 1970. In properties built before 1950, lead based paint will certainly have been used. Lead paint if disturbed, i.e. rubbed down or stripped can be damaging to health and extreme caution needs to be observed when preparing for repainting such surfaces. Often the old lead paint is hidden under layers of more modern paintwork. The use of lead paint is now banned.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

1123989

Phone number

01246 246605

Company

Derbyshire Surveyors

23-25 Glumangate, Chesterfield, Derbyshire, S40 1TX

Surveyor's address

Qualifications

MRICS

info@derbyshiresurveyors.com

Email

Website

www.derbyshiresurveyors.com

XXXXX

Property address

Client's name

XXXXXX

Date this report was produced

2021

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

Signature

Security Print Code [400058 = 5131]

Julian Wilks

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 quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



Description of the RICS Home Survey – Level 2 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.

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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.

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

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

Services to the property

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

Outside the property

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

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

Flats

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

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. The report does not 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.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) service for the property. Where the EPC has 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 present the energy efficiency and environmental impact ratings in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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

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

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

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

Risks

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

Description of the RICS Home Survey – Level 2 (survey 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 (after repairs).

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

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

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

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.



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

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.

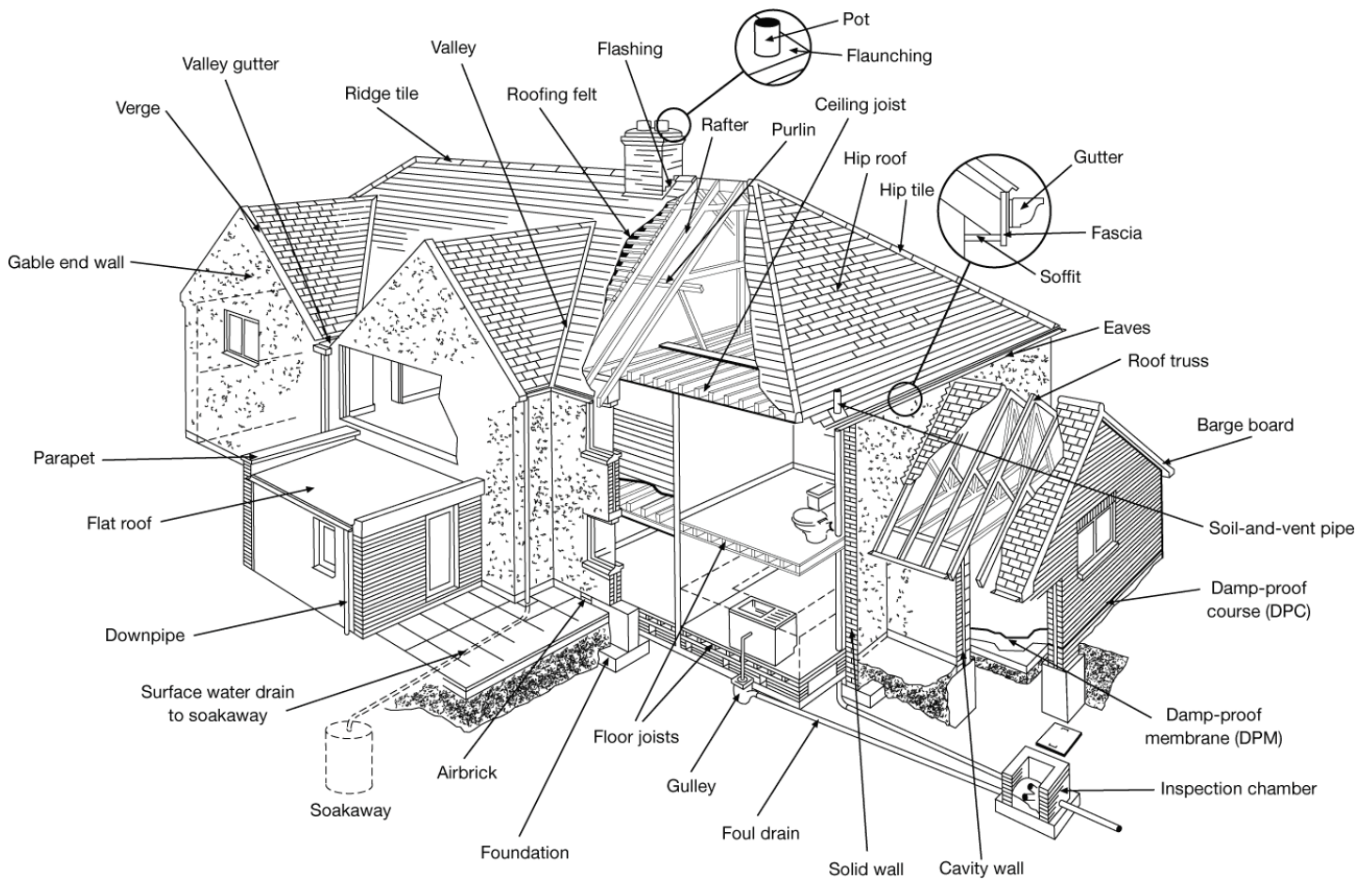
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Typical house diagram



Typical house diagram

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



RICS disclaimer

You should know...

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RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.
Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.



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If your survey

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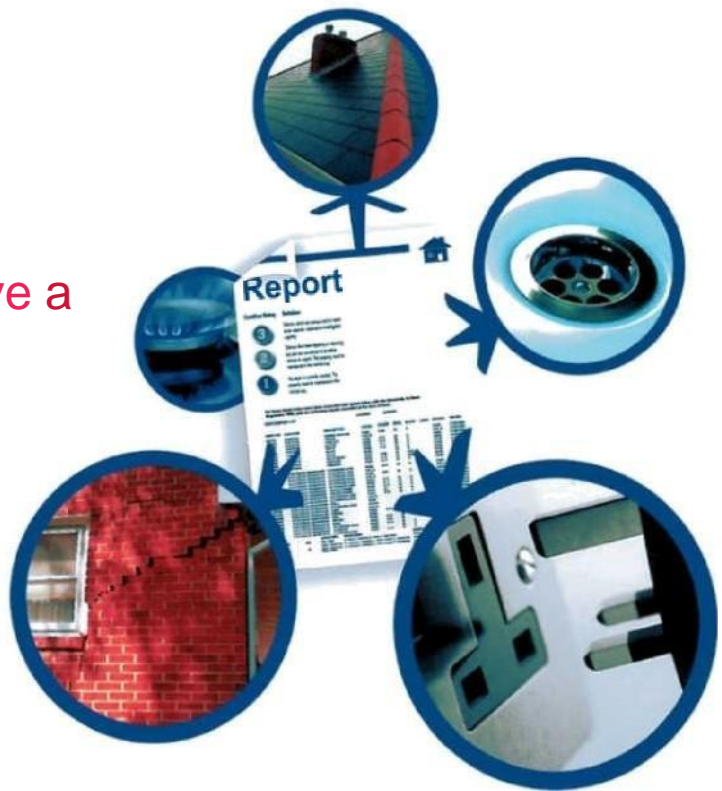
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