

RICS
Building Survey ●●●

Property address	<input type="text" value="EXAMPLE"/>
Client's name	<input type="text" value="EXAMPLE"/>
Date of inspection	<input type="text" value="11 September 2019"/>



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Description of the RICS Building Survey Service
Typical house diagram

* Please read the entire report in order.

RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

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A

Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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B

About the inspection

Surveyor's name	David Willis		
Surveyor's RICS number	5012202		
Company name	Spotlight Surveys Ltd		
Date of the inspection	11 September 2019	Report reference number	379
Related party disclosure	We confirm we have no conflicting interests with this survey report.		
Full address and postcode of the property	EXAMPLE		
Weather conditions when the inspection took place	The weather during and the day before the survey was hot and sunny following a long period of hot weather. This made damp defects difficult to detect during the survey as a general limitation.		
The status of the property when the inspection took place	The purchasers offer for the property freehold had been accepted by the vendor.		

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B About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

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 parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Our overall opinion of the property

The property has experienced a significant amount of refurbishment work most of which had been completed internally with decorative items outstanding. The property appeared to be functional with most of the defects being minor in nature.

3

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
F: Inside the property	F1	Roof structure
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork (e.g. staircase and joinery)

2

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
F: Inside the property	F3	Walls and partitions
G: Services	G1	Electricity
H: Grounds(part)	H2	Permanent outbuildings and other structures

1

Section of the report	Element Number	Element Name
E: Outside the property		
	E9	Other
F: Inside the property		

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Overall assessment and summary of condition ratings (continued)

	F2	Ceilings
	F6	Built-in fittings (e.g. wardrobes)
	F8	Bathroom and kitchen fittings
	F9	Other
G: Services	G2	Gas/oil
	G3	Water
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds(part)	G8	Other services/features

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Overall assessment and summary of condition ratings (continued)

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

Ownership (and possible structural engineers report) of the rear retaining wall.

Pole inspection camera survey of the roof coverings.

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About the property

Type of property	The property comprises of a three-bedroom semi-detached with flying freehold first-floor extension.
Approximate year the property was built	1840s
Approximate year the property was extended	1950s
Approximate year the property was converted	N/a
Information relevant to flats and maisonettes	N/a

Accommodation

The property is spread over 3 floors with the front door providing access to two reception rooms on the ground floor. A staircase to the basement allows access to an additional reception room, with toilet room and kitchen. The first floor has three bedrooms and a family bathroom with a historic loft room on the second floor accessed by a folding steel ladder. Access to the rear is made from a kitchen door from the property.

Construction

The main structure is constructed in solid masonry (bricks) with timber floor and roof structures. The weight of the roof is supported by internal and external load bearing walls of the property. The floor of the first floor will be supported by the ground floor walls. The exterior of the property has additional features such as PVCu windows, GRP (foam filled plastic) front door and a double glazed PVCu rear door.

Property address

D About the property (continued)



Front elevation.

Means of escape

The property is over two floors with a single means of escape route down the staircase. Some of the windows are classed as fire escape windows as they open far enough. As the properties floors are under 4.5m in height over two stories we consider this provision adequate. The loft room is not considered habitable space (mainly as it has no access).

Security

The front of the property is open by the road with direct access to the front door. Access can be made around the side of the property to the rear garden. The rear garden is surrounded by a mixture of brick built boundary walls, fences and precast concrete walls with access being

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D About the property (continued)

available by a timber pedestrian gate.

The front and rear doors comprise of foam filled GRP and double glazed PVCu doors with multi-point locking from a single "Yale" type keys. All windows are double glazed PVCu units with key locks. Whenever upgrading any security related element ask the manufacturer if the installation meets "Secured by design", this is a police design criteria for building security. Overall we consider the security arrangements above average and we have no recommendations for improvements. We noted there were security cameras mounted to the front and rear elevations, however, we could not observe the recording box within the property, therefore, this should be discussed in more detail with the current vendors.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

E (46)

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D

About the property (continued)

Services

Gas

Mains Other

Electricity

Mains Other

Water

Mains Other

Drainage

Mains Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas Electric Solid fuel Oil None

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

Grounds

The grounds comprise of a property is situated in close proximity to Rochester High Street, this is located on a cul-de-sac, of the main road into the town, therefore, has a large amount of traffic noise. There is also a parallel main road at the rear of the property which, although less busy, will still cause a significant amount of noise pollution. Opposite the property there are public grounds and a children's play park, these areas can allow people to gather therefore may be the cause of antisocial behaviour. This is further increased with a large number of pubs in close proximity and fast food restaurants (which will cause noise and odours respectively). We, therefore, recommend that you check the online police records in this regard to ensure you are happy with living in a city centre location. Parking is particularly restricted around the property, however, there is space for a single car parked on the driveway.

The front garden comprises a front section of tarmac driveway with a lawn and precast concrete pathway. The area in close proximity to the property has a concrete patio area which has a painted finish, there is also a basement light which is considered within section E9. To get into the property there is a single masonry step with quarry tile finish. The side of the property has a shared access, currently scaffolded for the purposes of the adjoining owner's external decorations, this limited our survey of external elements around this position, however, we have still tried to identify remedial works in this regard. The front and back are blocked off with a timber gate towards the rear elevation. The front garden is surrounded by a mixture of

Property address

D

About the property (continued)

block work walls and low-level trellis acting as fencing. The rear garden is accessed from the kitchen which has a set of concrete steps up to a concrete paved area. This contains some borders, trees and other retaining walls as well as steel and rails and edge protection. The back garden is surrounded by a mixture of timber brick built boundary walls and concrete panelled fences. The back garden also has a timber shed. Beyond the rear of the garden, there is a large masonry retaining wall.

Location

The property is located off a side road, with access and parking restrictions. It is located close to Rochester town centre (0.3 miles) and therefore is approximately 0.2 miles from a pub "Man of Kent". Therefore the area will be noisy in the evening and traffic/parking will be heavy during events. The area has a diverse mix of properties, with new build flats, terrace housing and large detached housing within the local area.

Facilities

The property is located close to the local town and supermarket approximately 0.4 miles away. The main bus routes are located on the main road for routes to Bluewater, Maidstone, Gravesend, Hoo St Werburgh, Kings Hill, Gillingham and Chatham. The main train station is 0.5 miles away for trains into London Charring Cross. The property is 0.2 miles from St Margaret's at Troy Town CofE Voluntary Controlled Primary School and 0.3 miles from Fort Pitt Grammar School.

Local environment

UK Radon advise there is a low risk of radon in the area with between 1% and 3% of properties being affected. Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. The probability of radon being above the Action Level (200 Bq/m³) is between 1% and 3% you should test with a 3 month test from UK Radon "Home Measurement Pack", these cost approximately £50, and will confirm the levels of radon in the property. If your property is affected you may need to implement some changes to the ventilation within the property.

Our desk studies from the UK Geology survey show that the bedrock is chalk. This is less susceptible to ground movement than other soil types such as clay.

We did not find any evidence that the property is in a conservation area or listed.

The property is in flood zone 1 with a very low risk of surface water flooding. Areas deemed to be in flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year, this is sometimes known as having a 1:1000 year chance. Areas deemed to be in flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% – 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance). Flood zone 2 development needs to submit a flood risk assessment as part of its planning application which shows the risk of flooding to the site. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 is unsuitable for development.

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D About the property (continued)

Other local factors

There are several large housing developments around Rochester, these shouldn't have a major impact on the property although you are advised to undertake a planning search with your conveyancer. "Rochester Riverside" is one of the larges with a completion date of Autumn 2018.

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E

Outside the property

Limitations to inspection

Pole inspection camera survey has been advised throughout.

1 2 3 NI

E1 Chimney stacks

The property has two brick built chimney stacks comprising of a shared masonry structure with concrete flaunching holding on a mixture of clay and concrete (possibly asbestos) chimney pots. The chimney at the rear had a sacrificial render finish. These are both weathered with the roof covered by a lead flashing. The front chimney has a security wire connected to a bracket for a television aerial, the rear had a bracket with no security wire. During the survey, we wanted to make you aware of the following shortcomings: 3

Possible asbestos-containing material. As the clay pots have been removed, concrete pots have been used as a replacement in the past, these may be asbestos-containing materials. As these appear to be in good condition from our limited ground survey no remedial works are required, however, should you wish to remove these and future and replace them you may need to be tested by a licensed asbestos company following further closer inspection. This may be required for appropriate capping as suggested in section F1. 3

Limited inspection. During our survey, we were not able to accurately inspect all aspects of the chimney, which extends also to the roof covering in section E2 below. We would, therefore, recommend that the pole inspection camera survey is undertaken, this can be undertaken at cost of £150 as outlined in the contract letter previously provided to you. NI

Cracked bricks to the front chimney stack. We noted that is there were cracks through some of the bricks, and is the pointed joints. From our limited inspection, we did not feel this was a significant defect, as the cracks followed this likely a weakness in the brick itself in addition to old pointing. We would recommend budgeting for repointing the chimney because of these cracks in the medium term (approximately 2 to 5 years) following further inspection with no remedial works being immediately required. 1

E2 Roof coverings

The roof covering comprises of a concrete interlocking tile roof forming the main part of the property, the side flying freehold has a flat roof with felt edges. We were not able to determine the roof covering to this element as we did not have a suitable vantage point. The dormer is historic and constructed in timber with what appears to be tiled sides, elements of lead cladding to the face and a three-layer felt roof (inspected with a limited inspection). The fascia and soffit boards throughout are timber with a decorated face. During the survey we wanted to make you aware of the following shortcomings: 2

Limited inspection of roof coverings. During the survey, we were only able to see clearly the front roof pitch, therefore, the side, rear and flat roofs we could not inspect (with one exception of the rear warm deck dormer flat roof which was in poor condition commensurate with age further making us recommend that you should undertake a NI

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EXAMPLE

E

Outside the property (continued)

pole inspection survey). As identified in section E1 our survey was limited to these areas, we expect there are defects, and so these will possibly require an extensive amount of remedial works as a result.

Limited inspection of rear dormer. We used our camera phone out of the window, utilising the rear-facing camera to get a snapshot view of the rear dormer and the side of the rear chimney. This roof covering was in a significantly poor condition, having blistered patches and lifting joints (although we did not note any signs of water ingress in this area). This would need to be confirmed with the pole inspection camera however it is likely that this covering will need to be replaced in the short to medium term (approximately 2 years). This will be a significant cost as it will include scaffold access, allowance for removing the existing roof covering, the substrate and a provisional sum for any timber repairs. **NI**

Dipped areas of tiles on the last row near the fascia board. Towards the party wall on the front elevation, we could see that the last line of tiles had dropped. Concrete interlocking tiles have a tolerance to movement, therefore, this is acceptable. **2**
Sometimes this is caused by the fascia boards being replaced, not allowing for the final tiles to be adequately propped, other times this could be a defect with rotten joist ends and/or fascias. As we did see a defective gutter joint in this location (noted in section E3 below) we would recommend that this gutter joint is resealed, and during this, an immediate inspection of this area is undertaken to identify if there are any defective joist ends areas require repair.

The decoration of fascias and soffits. During our survey, we noted that the fascias and soffits are generally in a good condition commensurate with age with minimal shortcomings beyond appearing to be tired and some of the gutter brackets rusting. On this basis, we would recommend that cyclical decoration is undertaken in the medium term (2 to 5) years and redecorated on a like-for-like basis allowing for minor repairs with a resin-based repair material such as "Timber Repaircare" or similar approved. This will be a cyclical repair item every 5-7 years thereafter. **1**

Void behind soil pipe in soffit board. At the rear elevation, the soffit board has a gap between the soil pipe and the facade of the property. This should be filled as it could be an entry point for vermin or other animals which may be protected (such as bats). We did not see any evidence of nesting creatures during the survey, however, this should be immediately closed to prevent issues of this nature occurring. **2**

Property address

EXAMPLE

E

Outside the property (continued)



Limited flat roof covering inspection.

E3 Rainwater pipes and gutters

The rainwater goods comprise of PVCu which are clipped on brackets to the soffit boards these are a mixture of grey and black in colour with the majority being generally in a new condition commensurate with age, the grey being slightly older. At the rear, these drain to a shared downpipe to the right-hand side of the rear elevation with the flying freehold also having shared drainage at the rear. The front elevation has its own downpipe to the right-hand side of the front elevation. Our inspections were limited in respect of the side elevation as we could not see as we could not make a suitable viewpoint without the high-level access package. The gutter to the front elevation is joined with the adjoining owners gutter. The newer sections of PVCu guttering have gutter hedgehogs which prevent the build-up within the gutters. During the survey we felt the gutters were mostly in a fair condition commensurate with age:

2

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EXAMPLE

E

Outside the property (continued)

Single leak on the front elevation. As stated within section E2, above the front elevation the gutter which is joined with the adjoining owner's property had white staining beneath the joint which is typical of a leak, therefore, we recommend this is separated and resealed allowing for the other remedial works which have been identified within the roof section above. 2

Brittle older grey downpipes. the older downpipe sections looked to be in a fair condition commensurate with age, as the PVCu gets older, the old sections are more likely to break, therefore, we recommend that you budget for replacement in approximately 5 to 7 years allowing for ad-hoc remedial works. 1

Loose gutter hedgehogs. Some of the gutter hedgehogs on the rear elevation have been blown, out these can be fixed back in with cable ties. 1

E4
Main walls

The walls comprise of solid 9-inch brickwork with rendered faces, this is modern at the front and rear with the side elevation having a more historic rendered face with fake blockwork marks. We suspect that the front and rear will be concrete-based render on the side may be lime-based render. The cills are concrete at the rear with some stucco type details around the front door and front windows, these are normally in lime mortar render. The walls had a painted finish and we were not able to see evidence of an original damp proof course, however, we could see evidence of a chemical injection damp proof course to the side elevation. Air bricks have been used to ventilate certain rooms throughout. We were told by the estate agents that the basement has been tanked and this has been commented on in section F9. Overall the external sections of the building appeared to be in a fair condition commensurate with age, however, we did note some significant shortcomings to make you aware of: 2

Vertical crack in side elevation. The side elevation had a vertical crack, running from under the first-floor side extension to the ground, this is hidden behind the drainage pipework and also has a corresponding crack internally in close proximity to the base of the staircase. This is located within the old style render and has been painted over throughout its length in the past. We feel that the crack is a weakness caused by the lack of restraint of this wall in this position (from no floor joists), as well as a settlement from the additional weight of the side extension. This is now a weakness in the wall, therefore, will open up with any slight settlement or disruptive works (drilling etc) used during the refurbishment of the property. We feel this should be decorated over and you accept that there will be some slight movement which may cause cracking to reoccur in this position in the future. 1

Front cill cracking. There were horizontal fine cracks within the cill on the front ground floor window, on tapping these we noted a hollow sound which means that the sections below detached to the main cill. The means water can soak into the brickwork below as well as rust any reinforcement. This will require in the short-term (next 12 months) the live sections of concrete being removed to expose the damaged area, testing of the cill for its lime content (this is because lime and concrete materials do not mix and will fail prematurely), we have used "Heritage Testing" based in Lewes for this in the past. If there are any reinforcement bars these will also need to be treated prior to a suitable 2

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EXAMPLE

E

Outside the property (continued)

repair material being used (as determined from the lime testing). If this is a concrete cill a "Renderoc HB" or similar approved would be suitable. This will then need fully decorating with masonry paint.

Previous repairs around stucco detailing for the door. These repairs were undertaken poorly, being noticeable. These have probably not been tested therefore we expect the crack repairs to fail in the medium term (2 to 5 years) and require replacement. 1

Lack of damp proof course. A property of this age would not have a suitable damp proof course, which is to be expected. There is evidence of a chemical injection damp proof course, we would recommend is that this is obtained from the conveyancer, however as there are many sections below ground especially which require tanking this is of a lesser significance. We didn't see any evidence of damage to the floor or wall structures caused by the lack of damp proof course. The tanking would be more significant as identified in section F9 which you must have a guarantee for. NI

Decoration cycle of paintwork. Aesthetically paintwork requires redecoration every 5 to 7 years. 1



Chemical injection damp proof course.

E5
Windows

The windows comprise of double glazed PVCu throughout, on the front elevation these have been recently replaced with sliding sash fenestration windows with integral key locks. The rear elevation has traditional side hung and fanlight windows throughout in a mixture of sizes, these are sealed with the structural openings with mastic and at the rear and are approximately 20 years old. During the survey we did not note any significant shortcomings, however, want to make you aware of the following items: 2

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Outside the property (continued)

Replacement glazed units. During our survey, we did not note any of the double glazed units misting (this is where the seal around the unit breaks down and allows moisture into the gap between the glass). The older the glazed units get the more likely the panels are to mist, and you should expect to have to replace some glazed units in the near future. 1

Ease and adjustment. The opening sections of the PVCu window (casements) over time develop issues with fitting. This is caused by the wear and use of the hinges. The majority of the windows tested would benefit from hinge adjustment to allow easy operating and prevent the latching mechanisms catching on the frames. 1

FENSA certification. Windows and glazing are covered by the building regulations, therefore during installation will need to meet the building regulations. FENSA is a window installer self-certification scheme which avoids the need for a building control application. You should ensure that you are in receipt of the FENSA certificates as this may make the property difficult to sell in the future. 1

Guarantees. The new windows to the front elevation should have guarantees for their installation. 1

Life expired windows at the rear. The windows at the rear were operational and fit for purpose however as these are approaching their life expired nature which means it will be more expensive to fix defects and defects will be more numerous. This then becomes more cost-effective in the future to replace these sections in the medium to long-term (approximately 5 years). This service life can be extended with continuing ongoing maintenance. 2

E6
Outside doors
(including patio doors)

The front door is a newly installed foam-filled GRP door, set within a PVCu frame and double glazed vision panel above. The rear door is a PVCu door with a laminated timber bottom section containing a catflap. Both these doors have multipoint locking from a single "Yale" type key. During the survey, we felt the rear door was in a fair condition commensurate with age, and the front door was newly installed. We want to draw your attention to the following shortcomings: 2

FENSA certificates. As with the windows, the doors should have FENSA certificates to demonstrate they were installed to the building regulations. 1

Marks to the PVCu. The back door had scratches and marks on the PVCu surface from day to day use, this could be revitalised with a "Cladex" type cleaning system or similar approved. 1

Poor decorative condition of rear door handle and bracket. The rear door handle and surrounding sections were decoratively in poor condition, with the finish peeling off. We would recommend that you allow for a replacement handle as this will have a better finish. 1

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Outside the property (continued)

		Cat flap replacement. If you wish to replace the cat flap, you can individually within the rear door leaf, this can be removed by removing the clipped in trim pieces and replaces the bottom panel (as opposed to replacing the door leaf). 1
		Life expired rear door. The rear door, as with the rear windows is becoming life expired, therefore, you should consider replacement in the medium term at the same time as the windows. 2
		White paint to the front door. The front door has white paint splashed on it which will need to be immediately and carefully removed to reduce damage to the door. 1
E7 Conservatory and porches	N/a	NI
E8 Other joinery and finishes	N/a	NI
E9 Other	<p>The front of the property has a light well, this is constructive in masonry and has a PVCu window installed at the highest point, providing weatherproofing. This appears to be in a fair condition commensurate with age, however, as this is not a waterproof structure the pit itself will become damp during heavy rain or times when the water table is higher. This water collection should be allowed to be removed with proper ventilation from having the window permanently open or introducing vents. 1</p> <p>The side of the property has a flying freehold, this contains a bathroom which has experienced a leak in the past damaging the soffit. We feel this is a historic leak and will require any loose render removed, re rendering the substaite and decorating over. 1</p>	

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F

Inside the property

Limitations to inspection

N/a

1 2 3 NI

F1
Roof structure

The roof structure is typical of a property built of the era comprising a pitched timber structure with felt underlay under the battens, timber rafters which are supported mid-span by purlins (horizontal beams). This weight is then distributed on to the party wall, and via propping on to the loadbearing walls. The walls and ceiling structures are tied together with ceiling joists these have a layer of plasterboard, on top of this plasterboard there is a layer of "Rockwool" type insulation which is approximately 150mm thickness. The roof space is partially boarded as it has been used as storage. The loft space has been converted into an additional room. This is a historic installation as identified by the finishes (having a lath and plaster walls and ceilings). This predates the building regulations and has no obligation to comply with them. Furthermore structurally it is less likely to experienced structural defect caused by its construction because of the time elapsed since construction. There was a small hatch that we could inspect underneath the eaves. All the flat roofs were covered during the survey, therefore, we could not observe any defects and as such this will have to be accepted as a risk with the property. During the survey we want to make you aware of the following shortcomings:

Insufficient firewall on the front elevation. The firewall is to low therefore will not prevent the spread of fire between the properties. This requires cladding with fireboard immediately.

3

Removed chimney from the rear elevation. The chimney has been correctly supported on gallows brackets, this appeared to be fit for purpose but should have a building control completion certificate for its specification and installation.

2

Capping off of the rear chimney. As the rear chimney has been removed, it has not been capped off , therefore, we could see daylight through the stack which means this could be a potential water ingress area. This should, therefore, be monitored in rain and then appropriately capped off if any moisture occurs.

2

Limited survey for water ingress. We did not observe any areas significantly damaged by water ingress beyond that of a previous leaking tank, because of the warm weather. Therefore this will have to be re-assessed after a period of rain for a more accurate assessment.

NI

Limited survey of top loft space. The top section of the pitched roof did not have a loft hatch, therefore, this limited our survey.

NI

Building control compliance for the loft room. The loft room is a non-habitable space, it does not have the headroom to ever comply therefore no improvements should be made in this regard.

1

Property address

EXAMPLE

F

Inside the property (continued)

Ventilation. Whilst in the roof space we were unable to see any ventilation of the loft space, we would expect to see ventilation in the soffit boards. An unventilated roof space can cause timber decay and damage to ceilings (condensation dripping on plasterboard). We did not see any timber decay or signs of condensation, however, we would recommend the installation of adequate ventilation via the soffits. 1



Low fire wall.

Property address

EXAMPLE



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F

Inside the property (continued)



Support for rear chimney.

F2
Ceilings

The ceilings throughout comprise of a mixture of plasterboard and lath and plaster substrates which all had a decorated finish. Some of the rooms also had decorative plaster coverings. All were generally in a fair condition commensurate with age but we want to make you aware of the following shortcomings: 1

The appearance of water damaged area around the chimney within the loft room. Near the front chimney the ceiling finish was damaged which we feel could be caused by a leaking flashing, however, we would need to inspect this with a pole inspection camera to obtain a good view. There may be repair works also required to the timber in this area. NI

Property address

EXAMPLE

F

Inside the property (continued)

F3 Walls and partitions

Undecorated plaster. As the property has been significantly repaired upgraded throughout there are areas where the plaster has not been decorated, this will require decoration for aesthetic reasons only. There is a risk that during or shortly after this that the joints shrink and you get some cracking within corners of the rooms and onboard joints. These can be filled and painted over. 1

Isolated hairline cracks throughout. As above, shrinkage has caused some isolated hairline cracking throughout the property. These can be filled and painted over. 1

The internal and external walls and partitions are constructed in brickwork, all of which are in good condition commensurate with age. These are a mixture of solid plastered and dry lined (plasterboard or lath and plaster). The finishes vary from room to room with mostly a mixture of wallpaper, painted plaster and glazed tiles. The walls are in the process of being refurbished as with the ceilings above, with the estate agents explaining the basement has received new tanking internally. During the survey we wanted to make you aware of the following: 2

Limited inspection of tanking. The tanking is not visible during the survey, and although we didn't observe any defects we could detect a damp odour in the basement front room which is typical of damp affected rooms. The weather and not been sufficiently poor enough for defects to be apparent therefore we recommend this is accepted on the basis of the defects noted in section F4 and that you obtain a transferable tanking guarantee from the conveyancer. 2

Undecorated areas require decoration. The property has been decorated throughout and as per section, F2 can be decorated. 1

Water damage wall in the rear reception room. To the ground floor, the rear reception room has a water stain in the corner of the room, we feel that the bathroom on the first floor was leaking in the past and this has stained the wall in this position. We tested this with our damp meter and did not observe any significant shortcomings. This should be stain blocked and decorated over. 1

Slight movement cracks. In the ground floor rear reception room, we noted some minor cracks, we feel this is through historic isolated movement and settlement which can be filled and decorated over. 1

Chasing cables and an unfinished section near the front door. Near the front door, two unfinished areas require filling and decorating. 1

Crack in close proximity to the base of the staircase. This is a typical area for cracking to occur which is mirrored externally as identified in section E3, this will require filling and decorating over, it is now going to be a weak point in the wall and, therefore, may open up again. 1

Property address

EXAMPLE

F

Inside the property (continued)

Soundproofing. We noted in the ground floor reception rooms that noise is audible from the adjoining property. There are measures that can be installed at a cost, however, these will only ever have limited success. We stress that you must accept the noise from the adjoining property as specialist soundproofing companies will only be able to offer limited results. 1

Day to day use. The property has been used day to day, therefore, the white paint shows up marks and scrapes on most surfaces which is to be expected. This is aesthetic shortcoming only and does not have any effect on the property. 1

F4 Floors

Floors throughout comprise of suspended timber to the upper floors with the basement having partially concrete floors. These have a mixture of carpet, wood laminate and ceramic glazed tile finishes. The carpets are generally quite dated and many of the rooms have no finishes at all. We want to make you aware of the following shortcomings: 3

Timber floor use within the basement. The front room in the basement has a timber floor, this is surrounded by masonry walls and concrete floors. Being fully enclosed without ventilation makes this highly susceptible to decay, furthermore, we feel that the new tanking installation has not gone as low as the floor, further heightening the risk of timber decay. It is important to note we did not see any visible signs of decay during our survey or any high indications the damp meter (which was not working effectively because of the previous dry weather before the survey). The floor could not be lifted as it is decorative and any damage would not have been easily covered. This floor will need to be lifted to ascertain if the tanking goes below the floor (or discussed in more detail with the company which has undertaken the tanking). We feel the floor will almost definitely need to be replaced with a concrete floor with integral damp proof membrane appropriately type together with the tanking installation in the medium term (2-5 years). 3

Floor tiles on timber floors. Timber floors with tiled finishes have been used to the bathroom within the property. Timber floors generally deflect when walked on however glazed tiles do not. There is a tendency for the tiles on timber floors to crack and break (if suitable backing boards are not used). We would recommend should this occur that you install a vinyl sheet as an alternative. 1

Missing sections of loft room floor. The loft room floor has voids, therefore, would benefit from some isolated board finishes. 1

Missing floor finishes. Many of the finishes throughout are missing, therefore, you should budget to have these installed. 1

F5 Fireplaces, chimney breasts and flues

The property has two chimney stacks within the property, one of these has been removed from the loft space and the first-floor bedrooms but the chimney breast still exists within the kitchen and the rear reception room. There are two fireplaces serving the front basement room and the front reception room, these are both open fireplaces with cast iron fire pits and either a cast iron or timber surround. Other removed fireplaces have been 3

Property address

EXAMPLE

F

Inside the property (continued)

boarded over with ventilation, mostly utilising the existing mantelpieces. During the survey these were all in acceptable condition however we wanted to make you aware of the following shortcomings:

Ongoing sweeping. The chimneys will require ongoing sweeping as they have been used in the past. 1

Use of rear chimney stacks and fireplaces. The rear chimney stacks and fireplaces cannot be used as they are not connected at roof level. 1

Missing fireplace ventilation in basement reception rooms. Solid fuel fires should have appropriate ventilation to prevent the production of carbon monoxide poisoning. We did not see evidence of a suitable vent in the basement reception room, therefore, you should have one installed. It would also be prudent to install a carbon monoxide detector in close proximity to the solid fuel fires. 3

F6
Built-in fittings
(e.g. wardrobes)

The cupboards throughout the property are minimal, with most being formed in undecorated mdf. These were fit for purpose and would benefit from decoration for aesthetic reasons. The cupboard under the basement stairs also requires ease and adjustment as it is currently binding on the frame. 1

F7
Woodwork
(e.g. staircase and
joinery)

The property had numerous items of woodwork such as timber skirting boards, timber door sets (with solid panelled doors and isolated hollow doors), timber staircases and balustrades with handrails. These are a mixture of MDF and softwood and were generally in good condition commensurate with age, however, during survey we want to make you aware the following: 3

Old gloss paint. It must be noted that old gloss paints may contain lead which is harmful when breathed in from sanding prior to decoration. It is advised that before decoration of these surfaces a lead test is undertaken (available from builders merchants). This extends to all other gloss painted timber around the property. 3

Unfinished appearance of the joinery, some of the joinery has been filled in preparation for decoration, therefore we feel this should be decorated for aesthetic reasons only. 1

Handrails. The handrail to the basement is missing and the handrail to the first floor is poorly supported. These both require installation and better support respectively. 3

Building regulations and the lower staircase. The new staircase to the basement does not meet the building regulations in its dimensions, this only needs to be better than that of which it replaces therefore is acceptable. 1

The finish of the staircase. The staircase to the basement requires carpeting and staining for aesthetic reasons only. 1

Property address

EXAMPLE

F

Inside the property (continued)

F8
Bathroom and
kitchen fittings

The kitchen comprises of a series of melamine covered timber units forming cupboards and draws with a granite work surface and ceramic inlaid one a half bowl sink drainer with modern mixer tap. There is space for a washing machine, and a built in half sized dishwasher and large gas range. There are two bathrooms, both with modern ceramic close coupled toilets and wash hand basins with chrome taps. The bath on the first floor comprises acrylic and has a shower attachment. Overall these installations were new and therefore were in a good condition commensurate with age. The family bathroom sink was missing a plug and drainer which, although doesn't affect its function, would be beneficial to fit. 1

F9
Other

The property has a flying freehold over the adjoining property. This is located to the first floor WC at the side of the property. Your conveyancer should check the legality of this freehold and any specific maintenance obligations within the deeds of the property and advise further. 1

Property address

EXAMPLE



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.

Limitations to inspection

N/a

1 2 3 NI

G1 Electricity

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

The electrical service head is located in the cupboard in the front basement reception room comprising of an electrical board fuse with a modern smart meter, the distribution board is located adjacent. This comprises of a modern distribution board containing MCBs with RCD protection, this is approximately 12 months old and will have been installed with the recent refurbishment works. The fittings and wiring all appeared to be newly installed. The earthing rod is clearly visible outside. During the survey we wanted to make you aware of the following: 2

Certification and testing. As the electrical installation appears to be new this should have appropriate testing and certificates (Part P compliance/NICEIC certificates). 2

Loose and poorly installed faceplates. The faceplates throughout are either badly fitted with voids around or poorly screwed to the wall. This could be a hazard, therefore, require an electrically competent person to screw the faceplates to the boxes securely. 2

G2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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 a mains gas supply with the meter and control valve are located on the front elevation. The gas supply was on when we inspected. We had no concerns with this installation. 1

G3 Water

The water is mains supplied from the main stopcock located within the road, we were also told that this was the location of the meter. We were not able to find the main stopcock into the building. The water is piped around the property with a mixture of plastic push fit type fittings and copper. All pipework and fittings appeared to be in good condition where visible. 1

Property address

EXAMPLE

G

Services (continued)

G4
Heating

The heating and water heating is undertaken by a combi boiler located in the downstairs kitchen cupboard. This boiler heats the home by heating water and pumping it to radiators with thermostatic radiator valves and heated towel rails. This was operational at the time of the survey and we did not observe any defect. This is controlled by a timer and thermostat which were mobile and fixed. We do however want to make you aware of the following:

1

Boiler certificates. The boiler must be installed to meet the building regulations, this can be undertaken with a building control application, however, we would recommend this is self certified by a GasSafe competent person who also carries a workmanship warranty against building regulation noncompliance. Boiler ventilation should be considered with this installation.

1

Boiler maintenance. Boilers should also be periodically maintained with a service (typically yearly), this identifies any shortcomings with the boiler operation and makes recommendations for remedial works. It would be prudent to obtain a recent service report or obtain your own.

1

G5
Water heating

The hot water is also via the combi boiler, we did not observe any defects during the survey.

1

G6
Drainage

The above ground drainage is served by a single soil stack to the side elevation of the property, this was constructed in PVCu and had additional waste pipe connections (internally some stainless steep pipework had been used). The kitchen sink drains to a clay gully at the rear via a PVCu waste pipe. The below ground drains comprise of clay pipe work laid to a fall with two inspection chambers (both of which were inspected). During the survey, we noted evidence of the bathroom toilet leaking under the flying freehold causing consequential damage. This we feel is historic and consequential damage has been noted in sections E9 and F3. Beyond this defect, we did not observe any significant shortcomings.

1

G7
Common services

N/a

NI

G8
Other services/features

Smoke detection. Where present the smoke detectors were modern and visually in good condition.

1

Telecoms. The property has a phone line located on the ground floor of the property.

TV. The property had a digital TV aerial.

Property address

EXAMPLE

H

Grounds (including shared areas for flats)

Limitations to inspection

N/a

1 2 3 NI

H1
Garage(s)

N/a

NI

H2
Permanent outbuildings
and other structures

The front garden comprises a tarmacadam driveway with a lawn and concrete pathway. The area in close proximity to the property has a concrete patio area which has a painted finish. The side of the property has a shared access with a concrete floor which extends around the rear garden allowing some borders. The front and back are blocked off with a timber gate. The front garden is surrounded by a mixture of block work walls and low-level trellis and the back garden is surrounded by a mixture of timber fences, brick built boundary walls and concrete panelled fences. The rear garden is accessed from the kitchen which has a set of concrete steps with steel handrails and edge protection. The back garden also has a timber shed. Beyond the rear of the garden, there is a large masonry retaining wall. During the survey we wanted to make you aware of the following shortcomings: 2

Grass condition. The recent hot weather has killed the grass, in the further this may require re-seeding. 1

Trellis front fence. The front garden timber elements were providing a visual barrier, however, these were starting to decay and would benefit from immediate staining, allowing for re-staining every 3 to 5 years. 1

White masonry dirty. The front planter we believe belongs to the adjoining owners however it would be prudent for aesthetic reasons to decorate this every 5-7 years to keep the appearance to a high standard. 1

Stain all previously stains timber elements. Throughout the property grounds (including shed and timber panels) the timber should be periodically stained (every 3-5 years) to keep these elements in a fair condition commensurate with age. 1

Party walls. The back garden has a single masonry wall at the side of the rear garden. We did not identify who would own this wall during the survey, therefore, it is considered to be a party wall. This should be discussed in more detail with the conveyancer as they may have more indications of ownership. If this is a party wall it would come under the remit of the Party Wall etc Act 1996 which sets out a process of notification with a dispute resolution procedure should any defects occur. We did not note this was defective during the survey. 1

Property address

EXAMPLE

H

Grounds (including shared areas for flats) (continued)

Large rear retaining wall. The retaining wall beyond the rear fence is in excess of 4 metres high constructed in a mixture of stone and brickwork. The face of the wall has an excessive amount of ivy growth. It is important that the conveyancer ascertains who owns this wall as remedial works could be expensive should a defect occur. We did not see any cracking but would recommend that if it is owned by the property, the vendor allows for this ivy growth to be removed and a structural engineer undertakes a survey advising on future potential remedial works with costs.

NI

Tree removal. There is a single tree in the back garden located in close proximity to the wall, this should be heavily pruned prior to being completely removed (to reduce the risk of heave) in the short term (next 12 months).

2



Rear retaining wall.

H3
Other

N/a

Property address

EXAMPLE

I

Issues for your legal advisers

We do not act as the 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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations

We recommend careful checking of the FENSA, Gas Safe and NICEIC certificates.
Building control completion certificate for the removed rear chimney.

I2 Guarantees

Guarantees for the tanking and boiler.

I3 Other matters

The drains of this property may pass under the adjacent property. You should ask your conveyancer to confirm this and explain the implications.

Confirm ownership of boundary walls and fences.

The gutters to the property are shared. You should ask your conveyancer if there is an agreement in place over maintenance and easements.

I have been told by the agent that the property is freehold. You should ask your conveyancer to confirm this and explain the implications.

Your conveyancer must advise about the status of the flying freehold (assuming the pathway is owned half by the adjoining owners).

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EXAMPLE



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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, having existed for some time and which cannot be reasonably changed.

J1
Risks to the building

Limited inspection of roof and chimney.
Dipped areas of tiles on the last row near the fascia board.
Void behind soil pipe in soffit board.
Single leak on the front elevation.
Vertical crack in side elevation.
Previous repairs around stucco detailing for the door.
Tanking and damp proof courses.
Life expired windows at the rear.
Large rear retaining wall.
Insufficient firewall on the front elevation.
The removed chimney from the rear elevation.
Timber floor use within the basement.

J2
Risks to the grounds

Large rear retaining wall ownership and condition.
Party wall.
Tree removal.

J3
Risks to people

Missing fireplace ventilation in the basement.
Possible lead in paint.
Possible asbestos chimney pots.
Installation of handrails.

J4
Other risks or hazards

We must bring to your attention that any building material used in a property before the year 2000 has the potential to contain Asbestos (ACM is Asbestos Containing Material). Asbestos is material comprising fine fibres, that if enter the lungs cannot be removed. This causes lung cancer, asbestosis and emphysema if breathed in. We have brought to your attention within the report items which we feel are likely to be ACMs however (and should be tested with a Refurbishment and Demolition Survey), you should confirm with an asbestos surveyor where the likelihood of other ACMs including (but not exclusively): Toilet cisterns, artex, water tanks, boilers (insulation, gaskets, casings), flues and cowls, sheet materials (cement board, insulation board), gutters, electrical equipment, gas meters, pipe insulation, door backing boards, adhesive flooring, vinyl flooring and sink pads. A licensed asbestos company will be able to advise further.

Property address

EXAMPLE

J

Risks (continued)

CDM Regulations. In April 2015 the Construction Design and Management regulations changed to include domestic clients. This means if you undertake building work you may need to appoint a principal contractor or principal designer if more than one contractor is required. Your contractor should be able to advise further.

General disclaimer for RICS Building Surveys. This building survey report is designed to provide you as the potential purchaser with an overview of the condition of the building which may influence your decision to purchase the property. This generalises the building elements and sometimes goes into more detail regarding the detail of the repair however this should never be read as a specification for repair works as the quantity of information which will be required to do so is far greater. This report should not also be used as an indemnity policy or insurance policy to make claims on any issues that arise within the property after purchase. These are especially noted to the timescales involved as these are the surveyor's best estimate of when the likely repair works will be required. With structural movement we are only able to make an assessment based at the time the survey the correct procedure for diagnosing structural movements is to monitor this over a period of 18 months and is therefore cracking which is noted throughout is any property or outbuilding is an assumption based on the information available at the time and we cannot be held liable for structural defects which arise after this time. With damp defects around the property, we have to make the assumption based on the time during the survey some vendors try to cover up damp marks with new decorations. Despite this, we can only go on the information available at the time the survey. In exceptionally dry conditions damp is sometimes not visible and vice versa during exceptionally wet weather or cold weather damp defects may be exaggerated. The surveyor has to allow for this disparity and make an assumption based on the time as the survey, therefore, if any damp defects are not observed during the survey cannot be held liable for ongoing issues and defects. Many of the areas within properties are covered up and, therefore, the surveyor has to use the best judgements to make assumptions of the likelihood of damage behind those elements. With the RICS Building Survey we have the scope to damage the property and look inside at the structure, however, we must get permission from the vendor's to do so and in most cases, this is refused. Vendor's possessions also block our view and although we do move possessions where practical it is unrealistic to completely empty spaces to facilitate the survey. Therefore if an area is not exposed we cannot be held liable for damage to that element, however, we do our best to lift carpets and floorboards if easily repairable from a surveyor's perspective.

Property address

EXAMPLE

K Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1 Insulation

Insulation was only observed in the roof space of the property. This comprises an approximate 150mm thickness of "Rockwool" to the horizontal surfaces and none to the vertical ones. There is likely to be no other insulation within the property as the building comprises of solid walls. Additional insulation could be considered within the loft space, however, this can be upgraded by overlaying the existing to meet 350mm thickness as recommended by the building regulations.

The external walls may be applicable to an external solid wall insulation scheme, these do however have mixed results. We would not recommend installing wall external wall insulation as we have experienced poor finishes and detailing with recent projects.

K2 Heating

The boiler is a modern gas-fired combi boiler, this is an efficient method of heating a property and we would not recommend any additional installation.

K3 Lighting

The lighting is a mixture of energy efficient pendant fittings and halogen spotlights. To improve the energy efficiency of the halogen spotlights you may wish to upgrade to LED spotlights. This will save a considerable amount of money.

K4 Ventilation

We noted that there were no mechanical extraction vents within the bathrooms, these should be installed to prevent foul odours from lingering within these rooms. Furthermore, an increased level of moisture within the property and can cause black mould to occur from condensation. The property has replacement double glazing reducing the natural ventilation, however with a property of this age airtightness will not be comparable to a new build, and drafts may require tracing and remedial actions taken on an individual basis.

K5 General

No additional energy saving measures have been installed for comment. Any new installations should be subject to a full feasibility from a specialist.

As the property is considered an old building (pre-1919) you should allow for energy efficient upgrades carefully using documents such as SPABs Energy Efficiency in Old Buildings.

Property address

EXAMPLE



Surveyor's declaration

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

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="5012202"/>	Qualifications	<input type="text" value="BSC (Hons) MRICS MFPWS"/>
For and on behalf of			
Company	<input type="text" value="Spotlight Surveys Ltd"/>		
Address	<input type="text" value="1, Strettit Gardens"/>		
Town	<input type="text" value="East Peckham"/>	County	<input type="text" value="Kent"/>
Postcode	<input type="text" value="TN12 5ES"/>	Phone number	<input type="text" value="07449866267"/>
Website	<input type="text" value="www.spotlightsurveys.co.uk"/>	Fax number	<input type="text"/>
Email	<input type="text" value="david@spotlightsurveys.co.uk"/>		
Property address	<input type="text" value="EXAMPLE"/>		
Client's name	<input type="text" value="EXAMPLE"/>	Date this report was produced	<input type="text" value="12 September 2019"/>

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser

https://isurvworksmart.com/Building_Survey_DHSSTE_updated_Dec16.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address

EXAMPLE



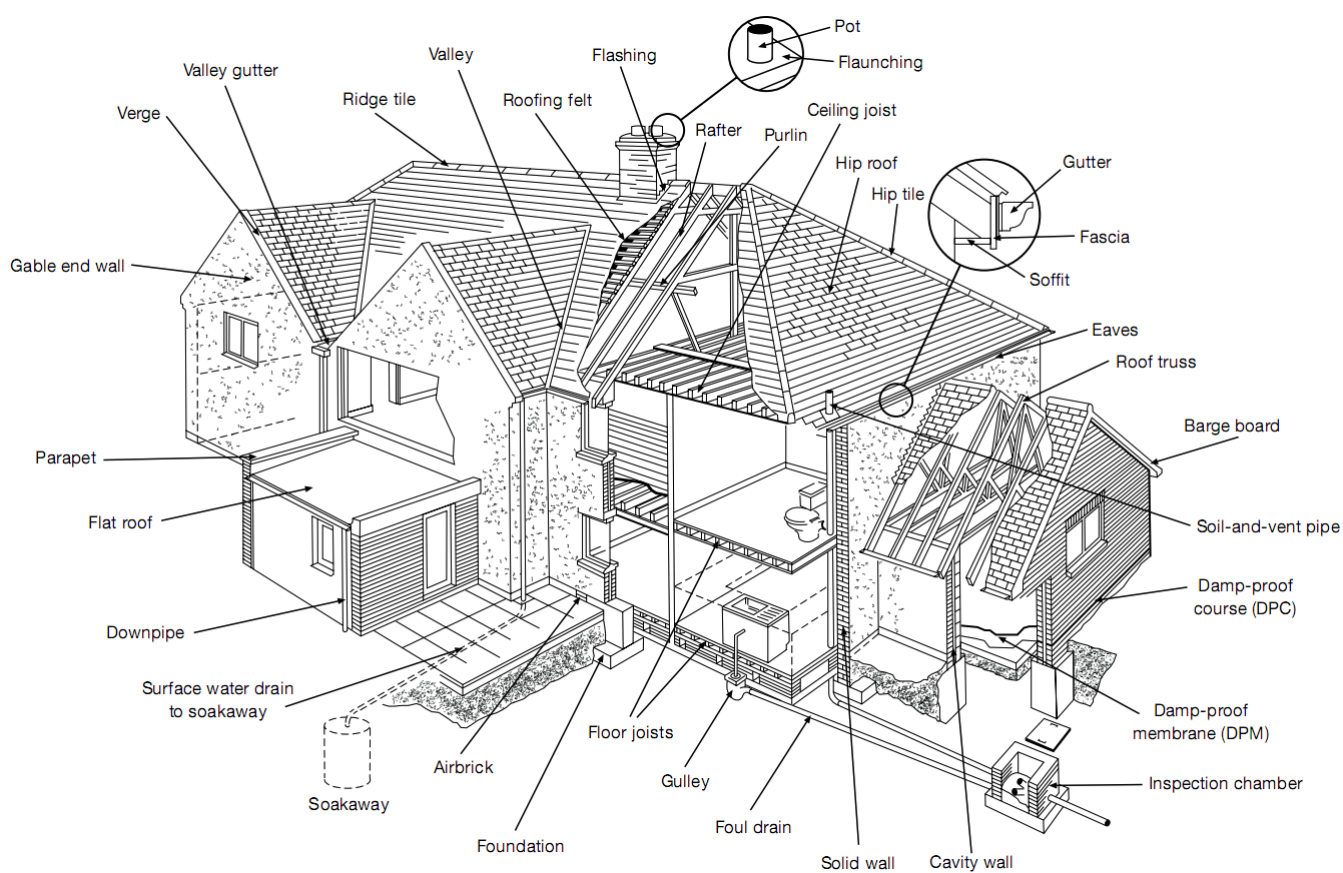
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Typical house diagram

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



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