

## RICS Home Surveys RICS HomeBuyer Report

**Address of Purchase Property**

**Client Name:**

**Name of Client**

**Date of Inspection:**

**00-00-0000**

## **RICS HomeBuyer Report Contents:**

- Section A** Introduction to the report
  - Section B** About the inspection
  - Section C** Overall opinion and summary of the condition ratings
  - Section D** About the property
  - Section E** Outside the property
  - Section F** Inside the property
  - Section G** Services
  - Section H** Grounds (including shared areas for flats)
  - Section I** Issues for your legal advisers
  - Section J** Risks
  - Section K** Surveyor's declaration
- What to do now**
- Description of the RICS HomeBuyer (Survey) Service**
- Typical house diagram**

## Section A

## Introduction to the Report:

This HomeBuyer Report (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 HomeBuyer Report (Survey) aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase 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.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.

**Section B**

## About the Inspection:

Surveyor's Name:	Surveyor Name
Surveyor's RICS Number:	000000000
Company Name:	Stokemont
Date of the Inspection:	00-00-0000
Report Reference Number:	SR00000
Related Party Disclosure:	None
Full Address and Postcode of the Property :	Address of Property
Weather Conditions when the Inspection took place:	Sunny and Clear. At the time of inspection, it was dry.
The status of the Property when the Inspection took place:	Tenanted and unoccupied.

## Approach to the Inspection:

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not, nor are we allowed to force, or open up the fabric.

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 parts E, F, G and H of this report, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.

## How We Condition Rate the Property:

The condition ratings are described as follows.

	No repair is currently needed. The property must be maintained in the normal way.
	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.
	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
	Not inspected

### Important Points to Note:

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards.

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 are not able to assess the condition of the inside of any chimney, boiler or other flues.

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.

Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

## Section C

# Our Overall Opinion and Summary of the Condition Ratings:

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

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.

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.

## Our Overall Opinion of the Property:

Overall, the property itself, while being a substantial house, doesn't have any what I would classify as major disrepair or defect.

There are a number of small maintenance issues predominantly to the external parts of the property that will need to be undertaken in the near future, however, this would be the same for any property.

There are some more moderate concerns that I would recommend be taken into account such as the retaining walls and what I would classify as minor stepped cracks noted to the perimeter walls themselves.

Again, this is to be expected for a property of this type and given the location and the amount of soil that it is retaining I would expect this to be addressed through normal maintenance and repair.

The converted loft space is not Building Regulations compliant and in my opinion the access stairs to it are toward the unsafe end of the spectrum and I would advise that if

you do intend to use this as a room or continue to use it in its manner to potentially install a more robust balustrade or level out the existing stairs.

Overall, I believe the property is a good proposition for sale and I cannot locate any major factors that would be the difference between advising you to proceed or not outside of those within the report as follows.

**Section D**

## About the Property:

Type of Property:	The property is a semi-detached house. The property is beneath a pitched roof with slate tiles and a shared centrally located chimneystack with No 00.
Approximate year the property was built:	The property would have been constructed around the turn of the century.
Approximate year the property was extended:	There is a single-storey rear cavity construction, brickwork structure to the rear. I would suggest making further enquiries with your solicitor with respect of any planning permissions and building regulations, as well as other statutory consents such as party wall procedures that were in place when the rear extension was constructed.
Approximate year the property was converted:	Not applicable.
Information relevant to flats and maisonettes:	Not applicable.

## Accommodation:

Floor	Living Rooms	Bed Rooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
Ground	1		1		1			
First		2						

## Construction:

The property itself is London stock solid construction. The brickwork appears to be lightly weathered.

At some stage, the brickwork appears to have been repointed with crudely applied pointing.

The roof is a pitched type with slate tiles. There is a significant amount of lichen and moss growth noted to the front face of the roof.

The chimney stack is London stock solid construction and is showing signs of undulation throughout.

The flaunching to the chimney stack is also showing signs of movement and is likely reaching the end of its useful life and will likely require replacement in due course.

## Energy:

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's current energy performance, as recorded in the EPC, is: 58

Energy Efficiency Rating:	D
Environmental Impact Rating:	D

## Mains Services:

The marked boxes show that the mains services are present.

Gas:	Mains connected.
Electric:	Mains connected.
Water:	Mains connected.
Drainage:	Mains connected.

## Central Heating:

The marked boxes show that the mains services are present.

Gas:	Yes
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## Grounds:

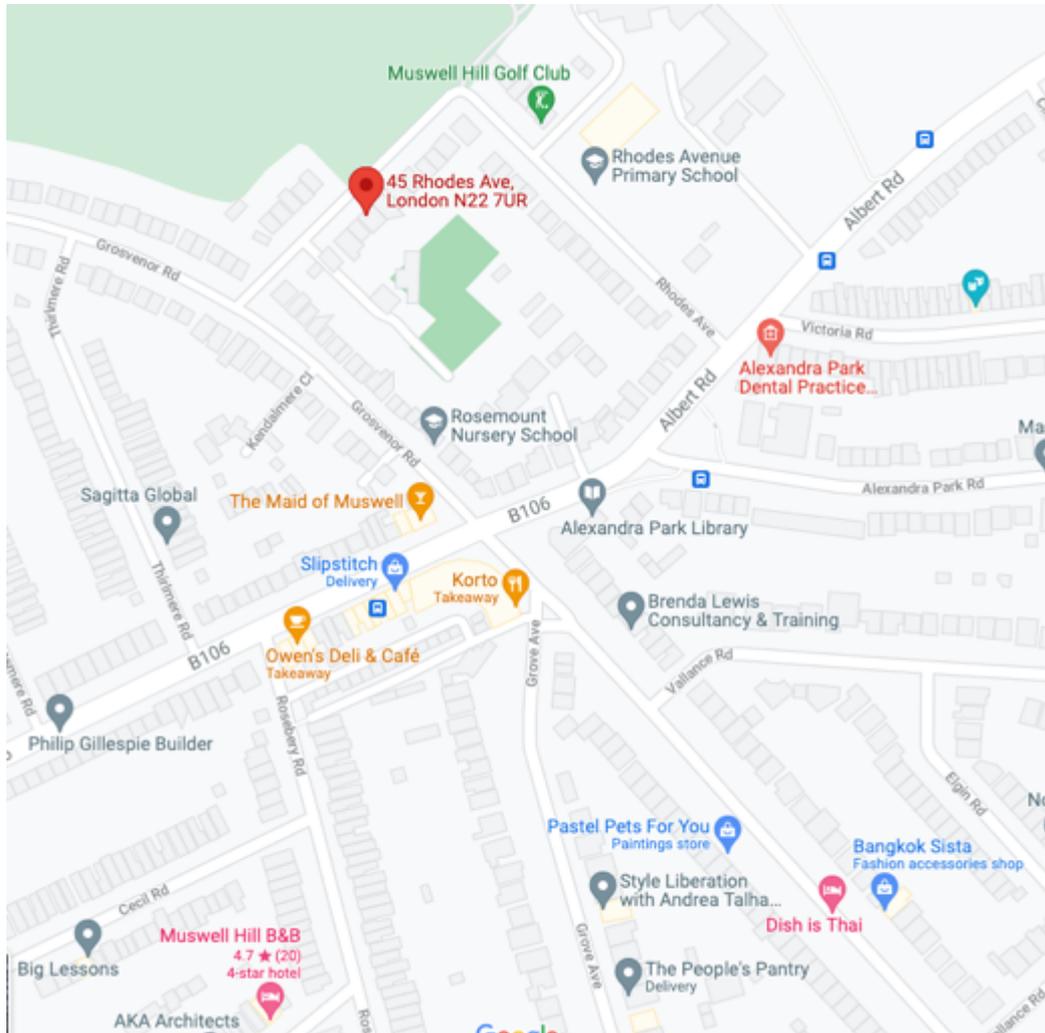
The property is located on Property Road. Property Road is a busy, two road highway.

The property benefits from off-street parking within a private drive towards the front of the property.

The road is an un-permitted parking area, however parking is restricted as there are only a few spots where safe parking could be achieved.

The subsoil on this ground would be yellow clay, not more than a foot thick. Clay soils of this type absorb water but have poor drainage. Please take this into consideration when it comes to any potential gardening endeavours as plant roots can be deprived of oxygen from water-laden clay soils. I would suggest adding organic matter and sand to the soil to improve soil structure for plant growth.

## Location:



The property is located within walking distance to the convenience store opposite, and a number of local shops and restaurants in the immediate vicinity.

The property is situated 0.5 miles distant from Station with its famous racecourse, golf courses - on the Downs and at the RAC Woodcote Park - also ideally situated for Epsom College. It is within 1 mile of Epsom Downs Station, convenient for the daily commute to London Victoria.

## Facilities:

There are local shops and a restaurant at the bottom of Property Road and at Tottenham Corner.

Nearby Epsom town centre provides numerous retail outlets, supermarkets, the Ashley Shopping Centre, cafe-bars, pubs, and restaurants.

Beyond Epsom Downs there are areas of outstanding natural beauty including Box Hill, Ranmore Common and Polesden Lacey as well as wonderful areas for walking and exploration.

Epsom is also well situated for commuting, with junctions 8 and 9 of the M25 only minutes away, offering rapid access to both Heathrow and Gatwick Airport



The nearest tube station is Highgate which is on the Northern line and located within 0.2 miles from the property.



The nearest School is St Michaels Schools which is Church of England (C of E) School which is 0.8 miles from the property.



The nearest food shop is Tesco Express with is located 0.2 miles from the property.



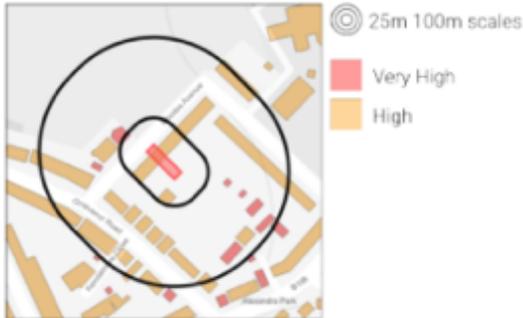
The nearest hospital is the Royal Free which is located 0.9 miles from the property.

## Local Environment:

### 3.02 Property Subsidence Assessment - Clay Shrink-Swell

**PASS (WITH CONSIDERATIONS)**

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.



The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **High** hazards score.

A summary of the component factors which were used to derive the hazard score can be found below:

The property is in an area that is unlikely to flood. The property is in an area being predominantly of clay. It is worth considering that the entirety of London is built on a clay belt.

Section E

## Outside the Property:

### E1 Chimney Stacks:

2

Brickwork, London stock solid construction. The front face of the chimney stack appears to have been partially repointed at some point in the past. There are also signs of undulation and movement towards the upper section of the stack itself where it adjoins the flaunching.



The chimney stack movement is a relatively normal thing as they tend to get the full brunt of the weather. In this case, while there are historic signs of issue, it doesn't appear to be untoward and would be relatively normal considering the age of the property.

Flashing to the chimney stack is a lead type. This appears to be quite crudely dressed over the roof itself, and in my opinion, hasn't been done very well and could have been done in a more aesthetically pleasing way. That being said, the flashing does appear to be sufficient and doesn't appear to be lifting or bulging at the time of inspection.

The chimney pots are concrete towards the front, clay towards the rear. Aside from light weathering, these appear to be all intact and free from any splits or breaks.

The flank of the chimney stack is fully covered with cement render. This is weathered, although generally speaking appears to be in a fair and reasonable condition.

Cement render to a chimney stack is likely going to require some maintenance and potential replacement in the near future. Therefore, you may want to budget in natural repairs should you proceed with the property over the tenure of its life.

The chimney stacks on the rear elevation appear to be in a similar condition to the front.

The pots are noticeably leaning at the rear, giving the appearance that stack is out of vertical, however this doesn't appear to be the case and is likely the result of the chimney pots losing their bedding into the flaunching.

## E2 Roof Coverings:

3

Roof coverings to the front elevation are what appear to be original slate tiles.

The slate tiles are severely weathered with signs of moss and lichen growth noted throughout. The tiles also appear to be showing signs of delamination throughout, and it is my opinion that the tiles have likely reached the end of their useful life.



I would advise budgeting for replacement of tiles shortly after the sale of the property, as it is likely they are at the end of their useful life and will require action in the immediate future.

I would advise that in advance of the purchase, that a roofer puts a roofer's ladder up there so a full inspection can be undertaken to ascertain if it is any worse condition than the front and rear pitches.



The roof to the rear extension, the fascia board towards the flank of the property itself, where it adjoins the semi-detached property, is showing signs of weather ingress and the fascia boards themselves are also showing signs of blistering and peeling paint throughout.

This will need to be partially cut away and replaced with new timbers, or potentially replaced in the entirety of the fascia board to ensure longevity and a waterproof finish.

There is a flat roof to the rear extension, as seen from the first floor rear bedroom. This is a bitumen mineral felt type, fully covered with shingle. These shingles are used to enable water to safely evaporate in the summer months as the shingles heat up and the water evaporates.

This appears to be in a generally fair condition. There are signs of some balding noted to the outer perimeter of the roof where the mineral felt was visible, and it could be that the

roof itself requires some maintenance. I would enquire with your solicitor as to when these works were done, as if it is more than around 5 years, the reality is that within the next couple of years at the very least, there will be piecemeal repair and potentially replacement of the roof required.

The flashing at the junction of the neighbouring property is a lead type, and has slight lifting at the junctions of one section to another. These will need to be carefully reinstalled and pressed firmly against the material beneath to ensure a weatherproof and tight finish.

## **E3 Rainwater Pipes and Gutters:**

**3**

Rainwater pipes and gutters are uPVC plastic type and appear to have been replaced at some time in the near past.



At the time of inspection, these appeared to be level throughout and free from any signs of leaks or issue noted.

The soffit beneath is a timber type and was showing signs of blistering and peeling paint noted throughout, prominent to the rear left side and front left corner of the property. It is likely that these soffits will need to be treated and painted to ensure their longevity and reduce the chance of water ingress to the property itself.



The rear rainwater gutter has been installed whereby it rests under the gutter to the other semi-detached property.

This is not an ideal solution and will likely result in water pooling or pouring off the gutter itself, which could likely result in damp ingress.

I would suggest that this is inspected by a competent roofer to advise further as to a suitable solution with regard to this.



The pipes to the flank of the ground floor extension, the gutter clip has broken free toward the rear of the pipe run.

This will need to be replaced and I would advise that these are boxed in to ensure they are free from knocking and possible impact damage.

## E4 Main Walls:

3



Main walls are brickwork London stock solid construction.

The brickwork appears to have been repointed with a weather struck style of pointing which is appropriate for the type.

The rear extension has a different brushed type of pointing and ideally, this should have been done in the same weather struck style to ensure the impact of water ingress is as low as it can possibly be.

To the flank wall there appears to be an area of replaced brickwork, whereby it would appear a new window has been installed. This could have also potentially been a door in years past, and you may want to enquire with your solicitor as to whether any structural alterations have taken place within the property.

The window itself has a concrete lintel above and appeared to be in a fair and reasonable condition at the time of inspection and free from any defects. You may wish to enquire with the Local Authority and Building Control to ensure that if this was an addition, that it has the necessary Planning and Building Control sign off.

The rendered plinth on the flank wall is weathered, and at the front section of replaced air vent, it is debonding and splitting/stripping away. This will need to be replaced in the immediate future and necessary budget should be taken into account for this.

The damp-proof course is visible at the junction of the rear wall of the house and extension.

The damp-proof course sits approximately 5cm above the junction of the ground which is an insufficient gap and width to stop damp and water from rising up through the flank wall itself.

I would recommend that a retrospective injection damp-proof course is installed along the perimeter of the walls or alternatively, the ground towards the flank passage of the house is lowered to ensure a minimum of 200-300mm gap, thereby ensuring that damp and water cannot penetrate on the internal property itself.



There appears to be a number of retro-fit circular core drilled air vents that have been inserted into the front and flank walls of the property.

These would not be original and do not appear on the neighbouring structures, and it is my opinion that this is likely a retro-fit attempt to increase the airflow to the property, and reduce the chances of damp.

You should make enquiries with your solicitor as to what these retro-fit vents were for, and when they were installed.

## E5 Windows:

2

The windows are modern uPVC type and looking at the etching on the panes, is a Sola Glass type. Windows appear to have been recently installed, and I suspect will have some form of FENSA warranty in place.

I would advise making enquiries with the sellers to ascertain if indeed that is the case, and as well as any contractor's installation warranty that may exist. Some of the window sills were missing the outer edge covering to the window sills.

These will, over time, allow pests to build up and can be a mucky clean, and I would therefore advise that these are filled in with the appropriate end caps.



Some of the windows have trickle vents which is favourable as it ensures that airflow can naturally move through the property without windows being open, reducing condensation build up within the demise itself.

## E6 Outside Doors (Including Patio Doors):

1

The door to the rear garden is a uPVC double-glazed type. This operates smoothly, and all glazing is intact. The door appears to be recently installed and would suspect it was installed at the same time as the uPVC windows.

I would advise requesting and checking if there are any FENSA guarantees in that regard.

The door to the front of the property is a uPVC double-glazed type. This is equally in good order, and operational. Likewise, you should seek assurances in respect of any guarantees.

## E7 Conservatory and Porches:

2

To the flank rear of the property there is a single level rear extension built, to the extension itself, there are signs of historic parts of the original building remaining, in particular an air brick and a cat flap.



This is a relatively unconventional arrangement, and I would have expected that these would have been blocked and bricked up and therefore, as they no longer serve any purposes, that is something that will need to be done to ensure a neat and conventional finish.



I would also advise making enquiries as to whether the rear extension itself has the necessary Party Wall compliance, Building Regulations compliance, Health and Safety compliance, and statutory consents in place as it would appear to be built as a party wall astride the boundary line.

## E8 Other Joinery & Finishes:

3

At the front, there is a timber panelled fence with concrete posts towards the flank of the property. This appears to have been set well and all the posts were firm when tested, and the panels equally firm.

Aside from general weathering, these are generally in acceptable condition.



There is a brickwork London stock single skin construction wall, this is significantly weathered. While the wall does have four respective buttresses, which given its length will provide sufficient support. It is showing signs of significant weather ingress throughout, lichen and moss growth throughout, and will likely require some maintenance and repair immediately.

The metal railing to the midsection of the wall is also significantly weathered, with the paint having blistered and peeled off.



The central pier/buttress, the upper section of the brickwork is loose when tested and is not held in place firmly. This is a danger and will need to be bedded in with suitable cement.

At the rear, there are timber fences with a mix of concrete posts, and timber posts to the left and right of the garden. These have been stained. The fence to the flank of the summer house is severely weathered and is seemingly installed to ensure that the tenant's pet doesn't escape the rear of the property.



The fence beyond that point has fallen over and has reached the end of its useful life. This will need to be replaced in due course, and would therefore advise budgeting for the costs of an experienced contractor or fencer to visit and correctly install any fence.

There is a gate which runs down the flank passageway of the house and the lock on the rear of this was closed, and it is a combination type, for which I did not have the combination and could not therefore test whether this gate operated and worked functionally. I would advise that if this is of significant concern, this should be checked in advance of the purchase.

## E9 Other:

2



The driveway to the front is concrete paving slabs. The slabs appear to be undulating throughout, with a number sitting proud. These will likely require re-laying in the near future to ensure a level and smooth finish.

In the rear garden, there is a timber summerhouse/garden room structure. This does appear to be weathered, and I would advise that you account for continual maintenance of this type of structure.

Within the garden itself, the ground is a mix of concrete paving and artificial grass. Both appear to be in a fair and reasonable condition and there weren't any signs of issue or defect noted.

Section F

## Inside The Property:

### Limitations to inspection:

None to mention.

### F1 Roof Structure:

3

The roof structure is timber framed type. There is sarking felt visible beneath the outer slate roof covering and internal area of the roof void. The party wall appears to have been built up in breeze blockwork.



I did note a couple of different wasp's nests within the loft area which is normal for a property, however, it is worth noting that wasp's nests are seasonal and a nest will be used once and therefore this could be an ongoing issue. It is also worth noting that I did locate a wasp on the first floor level which was dead and that is usually a sign that there is an ongoing wasp/pest problem.

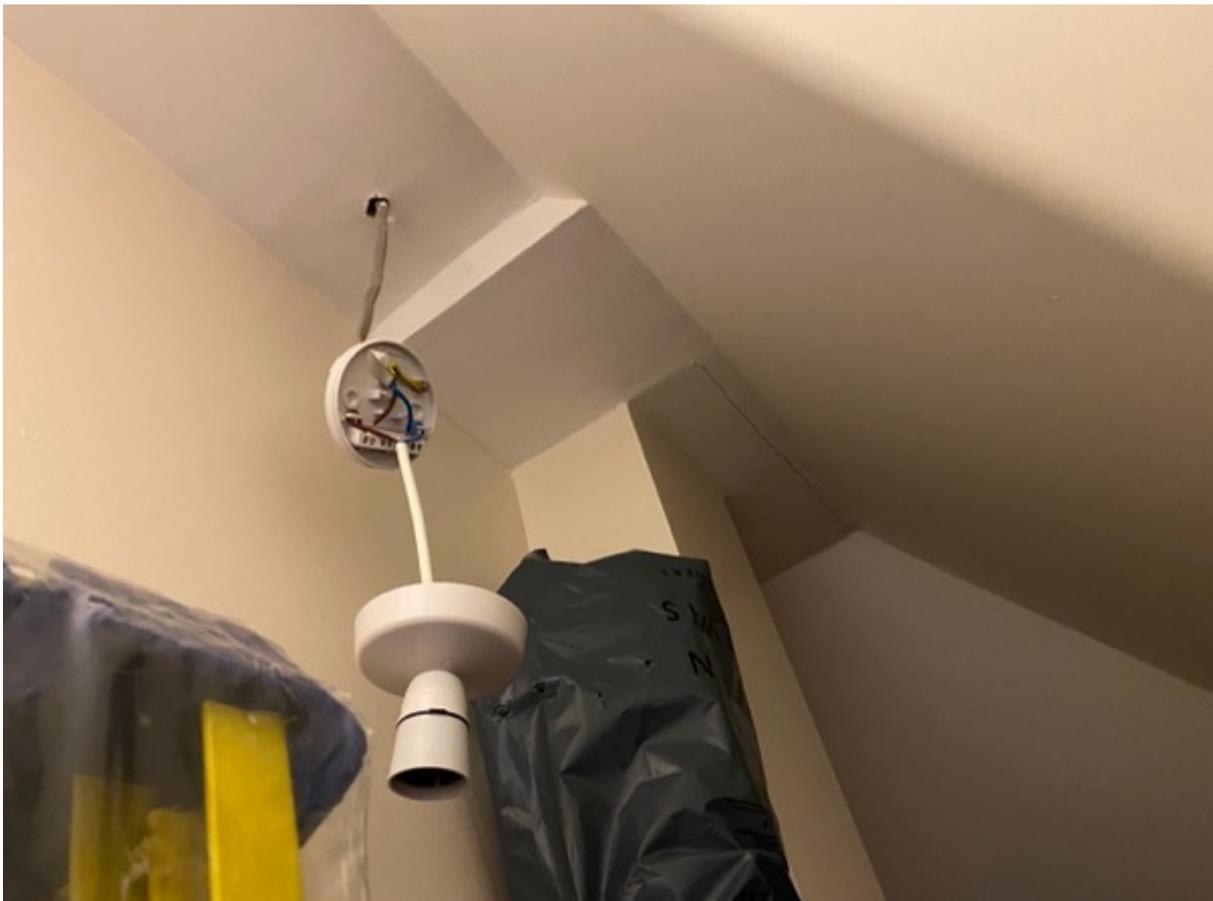
The roof itself has insulation, however this is of the old fashioned type, and outside of a head and shoulders inspection, I was unable to fully inspect this area as it would not be safe to walk on the ceiling joists as safe inspection would not be possible given the density of the insulation itself.

Where visible, the roof does appear to be free from any defect, and there are certainly no signs of any water staining noted on any of the timber members, the party wall or any of the sarking felt.

The sarking felt is firmly fixed, and there doesn't appear to be any signs of rucking noted.

## F2 Ceilings:

2



Ceilings are a mixture of plasterboard, skimmed and painted, and embossed paper and painted. Overall, the ceilings appear to be in a relatively fair condition. They could do with slight decorative upgrade.

Within the kitchen, there were intermittent scuff marks noted to the ceilings. This is likely through general wear and tear and usage of the property.

In the living room, some of the paper joints to the ceiling are debonding and sitting proud. These will likely worsen over time and could require some piecemeal repair in future.

The smoke alarm in the first floor hallway appears to have been disabled. I was unable to locate a smoke alarm in any other rooms within the property, and I would advise that you make enquiries as to where smoke alarms should be installed with the local Health & Safety Officer to ensure that the property is sufficiently protected against any potential issue of fire.

The kitchen spotlight nearest the fridge flickers when in use and it could be that the transformer has reached the end of its useful life. I would enquire at the same time you have an electrician inspect the RCD unit that you have them inspect this to confirm if it is just a defective bulb, or whether the transformer requires replacing and updating.

## F3 Walls & Partitions:

### 2

Walls are a mixture of plasterboard and solid construction. These also have a covering of decorative paper and lining paper, painted, as well as embossed paper.

Generally speaking, walls are showing signs of normal wear and tear. Overall, aside from the light wear and tear, and scuff marks noted throughout, the walls are in a fair condition.



Damp meter tests were taken to the perimeter of the property and walls throughout, at low, mid and high level. All readings returned with a green reading, which is effectively a dry damp meter reading, and the result we would look for as surveyors.

Within the rear bedroom at first floor level there is a diagonal crack to the lower right corner of the windowsill.

We've included the protimeter ratings for your further information:



**% H2O WME**  
**Wood Moisture Equivalent:**

6	8	10	12	14	16	18	20	25	30	40	50	60	70	90

**Dry Reading**

**Damp Reading**



Cracks of this nature are relatively common and to be expected in a property of this age, however, I would advise making enquiries as to when this room was decorated as the crack itself pops and penetrates through the decoration and that would be a very good way to ascertain how recent and modern this crack is.

Cracks are a relatively common defect to properties and find for our surveyors, we've included a little more information on cracks as per the BRE's guidance.



**BRE Digest 251 Assessment of Damage in Low-Rise Buildings**

0	1	2	3	4	5
Hairline cracks less than 0.1mm	Fine cracks of up to 1mm	Crack widths up to 5mm	Crack widths of 5 to 15mm (or several of e.g. 3mm)	Extensive damage, cracks 15 to 25mm	Structural damage, cracks greater than 25mm
No action required.  Hairline cracks are classed as negligible.	Fine cracks can be treated easily using normal decoration.	Cracks easily filled. Recurrent cracks can be masked by suitable linings.	Cracks that require some opening up and can be patched by a mason.	Extensive damage which requires breaking-out and replacing sections of walls, especially over doors and windows. on number of cracks.	Structural damage that requires a major repair job, involving partial or complete rebuilding.

**F4 Floors:**

**3**

Floors are suspended timber and a mix of timber boarding, fitted carpet, laminate boarding and tiled. Overall, the condition was reasonable. There were some cracked tiles noted to the bathroom.

If you intend on keeping the bathroom and not undertaking any modernisation works, you should make enquiries with the seller if they have any codes or references for the tiles themselves, so you can easily replace these without having to find matches which can often be very difficult if batches are no longer made.

Carpet is showing signs of significant wear and tear throughout, and could do with a full professional clean, or alternatively, full replacement.



On all timber floors, predominantly on the first floor level, there are signs of historic infestations, whereby it appears to have been some form of woodworm, or woodboring beetle, or weevil problem. It is hard to tell whether these are historic issues, or whether this is live, as there was no sign of any frass or signs of it being a live infestation.

In advance of proceeding with the sale, I would advise that a timber specialist is appointed to give you sound and firm advice as to whether this is a historic or live infestation and whether the matter has been resolved.



To the ground floor, the central wooden board, approximately 2.5m from the junction of the entrance, has been screwed down, and the screws themselves were sitting proud from the ground.

These are a safety hazard and you could easily catch your toe on these, and I would advise, that if you do proceed with the purchase, that these are recessed into the board itself and infilled to ensure a smooth and neat finish.

## F5 Fireplaces, Chimney Breasts & Flues:

2

Chimney breasts are still in situ and in the rear bedroom, these have been covered over with the fitted wardrobes. In the front bedroom, this has just been boarded over with what sounds to be a lightweight timber panel.

Chimney breasts are still likely operative, albeit they will likely be very full with detritus and soot build up.

There is a woodburning stove in the ground floor reception room. In advance of using the woodburning stove, I would advise that a chimneysweep visits and sweeps the flue to ensure it is free from any soot and detritus build up.

The rear chimney breast appears to have been removed in the ground floor reception room, however, there does not appear to be a visible support, such as a gallows bracket or beam, off the front or rear wall. I would make enquiries with the solicitor as to whether these works were done in accordance with Building Control requirements, and whether the necessary Building Control signoffs were in place.

## F6 Built-in Fittings (e.g. Built-in Kitchen and Other Fittings, not including Appliances):

3

### Fitted Wardrobes

Fitted wardrobes are timber type. Doors were operating smoothly and functioning at the time of inspection. There is no timber backing to the rear of the fitted wardrobes, and behind there are visible cracks. I believe these to be historic cracks that have just not been made good through the virtue of timber during normal decoration.

### Shutters

All of the windows have timber shutters. These shutters appear to have been recently installed and you may wish to enquire as to when they were installed and if there are any manufacturer's warranty or guarantee in place. Shutters were all operational and generally speaking, aside from light dirt build up, were in a fair and reasonable condition.



### Fitted Kitchen

The kitchen appears to be a modern type with a laminate worktop. Kitchen doors operated smoothly. The doors beneath the sink did bind when opening and closing. This will likely require adjustment at the hinges. Some of the doors were slightly stiff when opening and closing, and the doors to the right of the kitchen extractor fan also were binding when opening and closing. The fitted cabinet to the right of the extractor fan is an awkward type as its operation is affected by the placement of the door handles and the location of the extractor fan itself.

## F7 Woodwork (e.g. Staircase and Joinery):

3



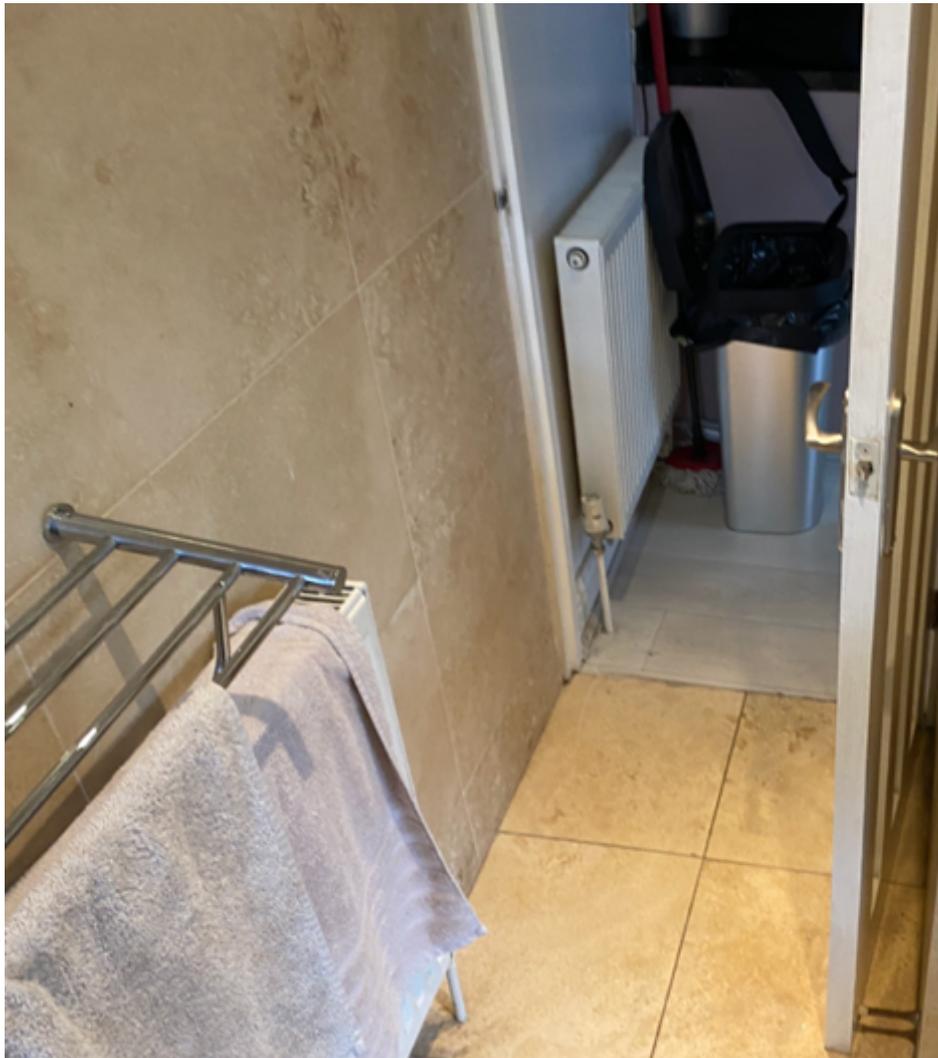
### Staircase

The staircase is a timber type. There are no spindles running down the flank of the stair which could be a safety issue for smaller children.

## F8 Bathroom and Kitchen Fittings:

2

The bathroom is a modern, decorated type. The pressure was tested on the tap, shower and bath respectively and appears to be of a suitable standard. All taps also provided hot and cold water when tested. The toilet seat is broken and detached at the junction where it meets the toilet basin and will need to be repaired or replaced.



The towel rack that is wall hung above the radiator, projects into the entrance of the room itself, beyond the radiator. So as you walk into the room, it is likely that in the dark, you could catch yourself on the towel rack. The rack itself was wobbly and detaching from the wall and I suspect it is likely to be due to being bumped/knocked through normal use of the bathroom.

## F9 Other:

3

### Doors

Doors are timber type. Doors are the old fashioned type, with latches. Doors on the first floor, whilst they are operating smoothly, there are gaps at the head and base of the door, which will likely allow sound to move easily between the rooms. You may want to consider installing new, modern doors to prevent sound and heat transmission.

Ground floor kitchen door is a timber framed, single-glazed type. The glazing does not appear to be safety type. Safety glass is recommended as it is tougher and more robust than normal glass and prevents shattering and smashing which can be used through the normal operation of the door.



Bathroom door is a timber framed, single-glazed type. Glass does appear to be toughened type, however you may want to enquire as to when it was installed and the

specification to reassure yourself. The door does bind when in operation and requires removing from its hinge and re-planing to ensure a smooth fit and operation. The bathroom door does not have a locking mechanism, which effectively means that when someone is in the bath, it cannot be locked. You may wish to consider installing a lock to ensure a conventional door is in place.

## Section G

### 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, or meet modern standards.

### Limitations to inspection:

I wasn't able to locate an internal water stop cock, you should make enquiries as to its location (if it is internal).

### G1 Electricity:

*Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

3

The electricity meter and RCD unit are located to the right of the ground floor chimney. At the time of inspection, this was heavily obscured by stored goods. The door to the unit itself, whilst it opens and operates smoothly, it does bind on the chimney hearth, which could prevent full access for a service engineer.



I would suggest that this cupboard is kept clear of stored goods, as effectively, if there is an issue or emergency, you will want to be able to access this quickly and without delay.



I would advise and NICEIC engineer visits and advisers on the installations.



The NICEIC ensures that its members have systems are in place to ensure that any businesses registered with them and their employees are competent to undertake work that they are contracted to complete.

Businesses on their registers have chosen to undertake an assessment looking at their policies, procedures and the technical competency of their work.

In the bedroom, there are two double sockets. In my opinion, this is insufficient for modern day use and you may wish to consider having more sockets installed.

The television aerial cover towards the front of the property is missing, meaning that the wires are exposed and unprotected. This could result in issue with television aerial

network being affected and I would suggest you have this inspected by an electrician or TV service provider.

## G2 Gas/Oil:

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

3

The gas meter appears to be located externally, on the flank of the building.



At the time of inspection, the meter cupboard was locked and we were unable to open this.



I would advise that a Gas Safe engineer visits to ascertain if the installations are in accordance with current health and safety and Gas Safe standards.

Gas Safe Register is the official list of gas businesses who are registered to work safely and legally on boilers, cookers, fires and all other gas appliances.

By law all gas engineers must be on the Gas Safe Register. Trust the Triangle.

Gas Safe Register replaced CORGI as the gas registration body in 2009.

### G3 Water:

3

At the time of inspection, all taps were tested and were giving a good pressure, and both hot and cold water without issue. I was not able to locate the stopcock despite looking beneath the sink, beneath the stair cupboard, and in the front cupboard to the right of the chimney breast. I would advise you make enquiries to confirm the location of the stopcock.

There were two access hatches at the front of the property, adjoining the street. It may be that the stopcock is located in one of those.

Further enquiries should be made with Thames Water to ensure you are fully aware of these.

### G4 Heating:

3

Heating is provided by a Worcester Bush boiler which was located in the kitchen. The boiler was hot and when tested, did provide hot water, and all radiators were operational.

The pressure bar of the boiler was on zero at the time of inspection, and there were no service records present.



I would advise that you have a Gas Safe Registered Engineer fully inspect the boiler to ascertain that it is indeed fully operational and free from any issue. There is a Hive thermostat located to the flank of the kitchen door.

This was operational when tested, and indeed enabled me to turn the heating on effectively.

## G5 Water Heating:

3

Refer to G4

## G6 Drainage:

2

All taps were turned on and water appeared to drain efficiently, without any build up. It may be sensible to have a CCTV drain survey undertaken in advance of proceeding with the purchase to ensure that you are fully aware of the condition and state of the drains, thereby ensuring there are no ruptured issues.



The bathroom drain, when emptying, did return with a gurgling sound. You may want to have this inspected by a plumber to rectify the issue.

The bathroom toilet, when the flush is operational, it does not appear to be that strong, and it could be that the cistern is defective. You may wish to consider having a plumber look at this to ensure that when the toilet is in operation and use, that there is sufficient pressure to remove waste.

## Common Services:

3

Within the communal areas running up to the flat itself, there were a number of other flat and occupant items including shoes and bicycle scooters. I would advise that you make enquiries as to whether these have the right to be there, as dark at night it could be a sign of a tripping hazard, as well as generally being towards the unsightly end of the spectrum.



## Limitations to inspection:

None

### H1 Garage:

1

The garage to the flank appears to have been rebuilt at some point. I would advise making enquiries in respect of the Planning permissions and Building Regulations certificates in that regard.

To the garage itself, as aforementioned, the door is operational and overall, for a garage, it was in a fair condition with no signs of any issues to note.

### H2 Other:

There are no other matters.

### H3 General:

3

Overall, while the property is well presented, there are a few major issues that are worth noting. In particular, this would be the woodworm, and the works which appear to have taken place to the property. Both of these should be carefully considered and discussions should be had with the seller to ascertain as much information as can be possibly located in this regard.

## Section 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, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

### I1 Regulation:

I would advise that your Legal Advisors make full enquiries to the Planning records, Building Regulations and any warranties and guarantees with all of the aforementioned issues and aspects within the report.

### I2 Guarantees:

Please see I1.

### I3 Other Materials:

None to note.

## Section J

## 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:

The building is located on a relatively short plot and is located in close proximity to the road.

This could be a danger for small children and you may want to consider installed a gate towards the front of the drive to ensure there is an effective barrier between the road and house.

## J2 Risks to the Grounds:

None to note.

## J3 Risks to People:

- The absence of balustrades to the left and right of the stairway to the communal entrance of the property previously mentioned.
- The absence of balustrades within the flat of Property , as there's steep incline as soon as you gain access into the flat.
- The lack of light sensors to the entrance of the flat itself.

## J4 Other:

None to note.

### Section K

## Surveyor's Declaration:

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



.....  
Surveyor Name

RICS Number: 00000000

For and on behalf of:

**HomeSurvey Direct**  
**22-25 Portman Close,**  
**Marylebone,**  
**London**  
**W1H 6BS**

**020 8016 5699**  
**info@homesurveydirect.co.uk**  
**www.homesurveydirect.co.uk**

## RICS Disclaimers:

- 1) This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these.

For his or her 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 his or her 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

- 2) This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

## What To Do Now:

### 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 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, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

### 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 to discover the true extent of the problem.

### Who You Should Use For These Further Investigations:

You should ask an appropriately qualified person, though 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.

### 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 and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

## When To Do The Work:

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

2

### Condition Rating 2

Repairs should be done soon.

Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.

3

### Condition Rating 3

Repairs should be done as soon as possible.

The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

## Description of the RICS HomeBuyer (Survey) Service:

### The Service:

The RICS HomeBuyer (Survey) Service includes:

- An inspection of the property (see 'The inspection').
- A report based on the inspection (see 'The report').

The surveyor who provides the RICS HomeBuyer (Survey) 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 account of any repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase the property.

### The Inspection:

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric.

This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

## 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.

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

## 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, he or she should recommend a 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 these 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.

With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 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 is in a standard format and includes the following sections.

- A Introduction to the report
  - B About the inspection
  - C Overall opinion and summary of the condition ratings
  - D About the property
  - E Outside the property
  - F Inside the property
  - G Services
  - H Grounds (including shared areas for flats)
  - I Issues for your legal advisers
  - J Risks
  - K Surveyor's declaration
- What to do now  
Description of the RICS HomeBuyer (Survey) Service  
Typical house diagram

## 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.

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out.

However, there is general advice in the 'What to do now' section at the end of the report.

## Energy:

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer (Survey) Service for the property.

If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report.

The surveyor does not check the ratings and cannot comment on their accuracy.  
Issues for legal advisers.

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these.

For his or her 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 his or her own name unless the surveyor operates as a sole trader limited liability company.

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

## Risks:

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people.

These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

### 1) The Service

The surveyor provides the standard RICS HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', unless you and the surveyor agree 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; and
- Detailed specific issue reports.

## 2) **The Surveyor**

The service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

## 3) **Before The Inspection**

You tell the surveyors if you have any concerns (such as plans for extension) about the property.

## 4) **Terms Of Payment**

You agree to pay the surveyor's fee and any other charges agreed in writing.

## 5) **Cancelling This Contract**

Nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable.

Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract.

Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

## 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.

## 7) **Complaints Handling Procedure**

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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.

