STRATFUL ASSOCIATES LTD

CHARTERED BUILDING SURVEYORS

RICS

LEVEL 2

Your survey report

Property address

9A Westwood Road, Canvey Island, SS8 0ED

Client's name

Karen Rogers
Mr Gary Rogers

Consultation Date

5th October 2024

Inspection Date

17th October 2024

Surveyor's RICS number

1272420

2

Contents

A

About the inspection and report

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

Reminder

Please refer to your **Terms and Conditions** report sent on the 5th October 2024 for a full list of exclusions.

A

About the inspection

Surveyor's name

Paul Stratful MRICS

Surveyor's RICS number

1272420

Company name

Stratful Associates Ltd

Date of the inspection

17th October 2024

Report reference number

Sample

Related party disclosure

I have no links with this transaction, and I am unaware of any conflicts defined in the RICS Rules of Conduct.

Full address and postcode of the property

9A Westwood Road, Canvey Island, SS8 0ED

Weather conditions when the inspection took place

When I inspected the property, the weather was warm and dry following a period of wet weather conditions.

Status of the property when the inspection took place

At the time of inspection, the property was unoccupied and unfurnished.

There were floor-to-floor coverings throughout the property.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note
To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.

B Condition ratings

Overall opinion of the property

The main property is constructed using traditional materials and techniques, including a pitched roof, cavity masonry walls and a suspended timber floor.

The defects noted within the report are consistent with a property of this type and age.

At the inspection of the main property, I did not identify any issues concerning ongoing structural movement, dampness, or wood-boring insects. However, these issues cannot be completely ruled out from a single inspection, particularly in concealed areas.

Generally, the property requires moderate work to the external fabric to ensure the property remains weather-tight. All properties require ongoing maintenance which you should budget for. Further information in this respect has been provided separately in this report.

Internally the property was in good condition. It is recommended that internal finishes are replaced to suit your taste.

The services of the property were visually in fair condition. You should ensure that recent test certification is requested from the vendors via your legal advisors. If this is not available, the appropriate engineer should test the services before you exchange contracts.

You should ensure that you obtain at least three quotes from local reputable contractors for the highlighted works.

It is believed that asbestos-containing materials may be present and you are advised to instruct a competent asbestos contractor to conduct a detailed asbestos survey before purchase. You are advised that if asbestos removal is required the cost will likely be very high and you should budget accordingly.

Provided that the necessary works are carried out to a satisfactory standard, you follow the advice set out in this report; I see no reason not to proceed with purchasing the property.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
H	Please refer to section H for further information.	No

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E1	Roof structure

Element no.	Element name
E2	Ceilings
E4	Floors
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F6	Drainage
G1	Garage
G2	Permanent outbuildings and other structures
G3	Other

1 Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	Other
F3	Water

NI Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breast and flues
F7	Common services

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a two-bedroom detached bungalow set over a single storey.

The front of the property faces west.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1980-1985.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

The main roof is constructed to a pitched design and is covered with profiled interlocking composite tiles.

In addition, the outside walls are built of traditional cavity masonry.

The ground floor is built of a suspended timber floor.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	2	1		1			

C

Energy efficiency

We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

C73

Issues relating to the energy efficiency rating

I did not identify any issues with the current EPC.

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

According to our desktop search undertaken via the OFCOM website, the property has access to ultrafast broadband.

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. Further information in relation to broadband services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

At the time of inspection, a good mobile and mobile data signal was noted inside and outside the property (three mobile).

Actual service availability at a property may be different. Further information in relation to mobile and mobile data signal services available in this area can be found on the OFCOM website below. We recommend you check this information before exchanging contracts.
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

Other energy matters

The property's energy performance could be improved from C73 to B90 if all the recommended works within the EPC are carried out.

C

Location and facilities

Grounds

The property is set within a rectangular plot. The property is generally set on a relatively flat site.

There is a hard-standing driveway and lawn garden to the front of the property.

There is a hard-standing patio and gravel garden to the rear.

The property's boundaries are formed from masonry walls and timber fence panels.

There is an attached single garage on the left-hand side of the property.

Location

The property is in a well-established residential area surrounded by similar properties.

Facilities

The local facilities include shops and other retail outlets within easy reach of the subject property. In addition, there are reasonable public transport links to the main surrounding towns and villages. Also, there are schools and doctors' surgery within easy reach of the subject property.

Local environment

The property is in an area with clay sub-soils that could affect the stability of foundations (see section I Risks).

According to our enquiries with the Environment Agency, the property is in an area at low risk of surface water flooding. Low risk means that each year this area has a chance of flooding of less than 1.1%. However, flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast

According to our enquiries with DEFRA the property does not currently lie in a Smoke Control Area.

According to our enquiries with DEFRA the property is not built on a site previously used for landfill.

According to our enquiries, the property is not in an area with potentially high levels of radon gas that could affect health.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Following our engagement terms, all parts of the property's external areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

The report has been prepared to have due regard to the age and nature of the building. The report reflects the condition of the various parts of the property at the time of my inspection. It is possible that defects could arise between the survey date and the date upon which you occupy. It must be accepted that the report can only comment on what is visible and reasonably accessible to me during the inspection.

I have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects; however, I have not noted any aboveground defects related to defective foundations or signs of defective foundations unless noted within this report.

I have not conducted any geological survey or invasive site investigation and cannot confirm the soil's nature or characteristics concerning fill or possible contamination. However, normal legal searches should confirm the site's past use, and if instructed, I will advise further.

An exterior inspection was made from ground level with the aid of binoculars, a spirit level and a surveyor’s standard ladder. The inspection was also facilitated from readily accessible windows. For our level 3 surveys we also use a drone to access high-level areas subject to there being no local airspace restrictions.

No beams, lintels or other supporting components were exposed to allow examination. Therefore, I am unable to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

You will appreciate that I could not inspect parts of the covered, inaccessible or not exposed structure or services. Therefore, I cannot report that they are free from any defect which may subsequently become apparent.

1 2 3 NI

D1 Chimney stacks

There are no chimney stacks on the property. NI

D2 Roof Coverings

The main roof over the property is constructed to a pitched design. It is covered with interlocking profiled composite tiles with clay ridge tiles. 2

The tiles to the roof's apex, called ridge tiles, are starting to become weathered, and the mortar on which they are set is starting to erode. As such, I would recommend that you budget for re-pointing the ridge/hip tiles within the next three to five years. This will involve lifting the weathered ridge/hip tiles, hacking off the weathered and defective mortar and re-bedding on new, high cement content mortar.

The tiles along the roof edges, technically called the verge, are secured with mortar pointing. The mortar is starting to become weathered. I would recommend that you budget for repointing the verge detail within the next three to five years.

Condition rating 2

The roof over the main entrance is constructed with a mono-pitched design and is covered with tiles similar to those on the main roof. Where this particular section of the roof interconnects with the main wall of the property, it is detailed with lead flashings, which are designed to provide a waterproof juncture between the main walls of the property and the roof coverings.

The tiles along the roof edges, technically called the verge, are secured with mortar pointing. The mortar is starting to become weathered. I would recommend that you budget for repointing the verge detail within the next three to five years.

The lead flashings appeared to be in fair condition. The lead should be overhauled soon. Leadwork must be regularly inspected and overhauled to ensure water tightness.

Condition rating 2

D3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of UPVC. The fall pipes discharge the surface water directly into the below-ground drainage system. 2

There is some evidence of leaks noted to the intermediate joints of both the pipes and gutters; as such, I would recommend that you budget for clearing out the gutters and resealing the intermediate joints of both the pipes and gutters, realign where necessary to ensure water tightness and to ensure rainwater flows properly to the downpipes.

Contrary to popular belief, plastic rainwater goods are not trouble-free and need regular maintenance. Plastic guttering joints can fail as the guttering expands in hot weather and heat can also cause gutters to twist and distort. Ongoing maintenance is recommended.

You should also be aware that it is good practice to ensure that the gutters are cleared out on an annual basis, to ensure that the surface water is discharged efficiently from the property and does not back up within the guttering, which can cause water ingress issues to occur around the roofline.

To repair the rainwater pipes and gutters safely, contractors must use appropriate equipment (scaffolding, hydraulic platforms, etc.).

D4 Main walls

The main walls of the property are constructed of traditional masonry with clay-facing brickwork laid in stretcher bond with natural coloured mortar. 2

Given the age of the property and the bonding of the masonry, it is likely that the walls are of cavity construction, meaning an air gap between the inner and outer leaves of masonry. This air gap called a cavity, is designed to help prevent moisture transfer from the external environment from passing through the wall and presenting as damp patches on the inner surfaces. In more modern properties, the cavity is also likely to contain some degree of thermal insulation.

Given the age of the property, it is unlikely that insulation was installed within the cavity at the time of construction. To confirm this would require intrusive investigations which are beyond the scope of the report.

Evidence of an injected insulation into the cavity walls was indicated via repairs between the brick joints at regular intervals. Your solicitor should be asked to verify the type of insulation used and the existence of any insurance-backed warranty and installation certification, etc.

You are advised that rainwater, under certain driving rain conditions, can penetrate the outer leaf of masonry leading to wetting of the cavity insulation, reduced thermal performance and damage to internal finishes, etc. In addition, cavity-fill materials can accentuate the corrosion of wall ties. The extent of decay caused is also largely attributable to the condition of the cavity and whether any mortar droppings/muck are bridging the cavity. The only way to establish the condition of the insulation and whether any defects have occurred is to carry out an intrusive investigation and if you are particularly concerned you should arrange for this to be carried out.

There were some minor fractures to the wall surfaces noted on all elevations. These fractures were noted to be 1-3 mm in thickness at the inspection. The cause of the fractures is most likely due to some minor settlement. There are no signs to suggest that the fractures are ongoing. However, the only way to categorically confirm whether a fracture is progressive is by monitoring with a suitable monitoring device over some time.

The Building Research Establishment (BRE) categorises such fractures as ‘aesthetic’ issues that require redecoration only where applicable; as such, I would recommend that you budget for filling the fracture with a suitable mortar-based external grade filler and monitor for signs of future reoccurrence.

Whilst I did not directly identify any lintels above door and window openings, given the age of the property, there are likely to be suitably sized lintels above all openings.

Throughout the property, the walls were tested with a 1m spirit level and were generally level and even. I did not identify any significant fracturing or other significant building defects such as outward bulging or outward lateral rotation of the wall surfaces; as such, I believe that the main walls are stable and not suffering from any significant or inherent structural defects.

There is evidence of a moisture barrier within the walls' structure, called a damp proof course, designed to help prevent dampness occurring to the walls at a low level, often referred to as rising damp. The damp proof course consists of a bituminous felt layer at a low level within the brickwork bed. The damp proof course's continuity and adequacy could not be fully established at the time of inspection. However, any inefficient or defective damp proof course is often evidenced by low-level dampness occurring internally to the property's walls. Further advice concerning low-level internal dampness is provided within section F3 of this report.

So that the DPC can work effectively, it is essential that outside ground levels and paths which adjoin the external walls to the property are kept at least 150mm (approximately two courses of brickwork) beneath the DPC to prevent bypassing, or bridging the DPC, otherwise internal dampness and associated defects could result.

D5 Windows

The windows throughout the property consist of double-glazed casement windows set in UPVC frames. 2

Some of the windows were noted to be difficult and/or stiff to open. In addition, the handles were

either too loose or stiff; as such, you should budget to ease and adjust the windows to the property.

Over time the window handles can become loose. You should use a screwdriver to tighten the handles as they become loose. You should also oil the hinges on a three-yearly periodic basis to ensure that the windows remain in working order.

Although the windows are considered to be in reasonable condition, with no signs of significant defects identified at the time of inspection, you should be aware that sealed double-glazed units to the windows do not last indefinitely. Sometimes the seal fails, and the gap between the panes of glass mists over due to condensation. The exact lifespan of any of the double-glazed units is not easily established. Therefore, you should factor into long-term maintenance the possibility that some of the sealed glazed units will require replacement.

Windows installed after 1st April 2002 are required to comply with building regulations and should have been installed by a FENSA-registered contractor. FENSA is a government-approved trade association whose members can self-certify that their installations meet the building regulations standards. You should ask the vendor to provide the FENSA certificate.

D6 Outside doors (including patio doors)

The main entrance door is located at the front elevation. It consists of a UPVC double-glazed panel door set within a UPVC frame. The door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies. 2

The door furniture is worn. I recommend you budget to replace this soon.

Condition rating 2

A further door at the right-hand elevation consists of a UPVC double-glazed panel door set within a UPVC combination frame. This door benefits from a multi-point locking mechanism. This locking arrangement complies with the requirements of most UK insurance companies.

The door furniture is worn. I recommend you budget to replace this soon.

Condition rating 2

D7 Conservatory and porches

None on this property. NI

D8 Other joinery and finishes

The external joinery includes fascia, soffit and barge boards, and these are made of timber. The surfaces are decorated with paint. 2

The roofline timbers are poorly decorated, and there is some evidence of the early stages of timber decay starting to occur, particularly to the exposed edges. Therefore, in the immediate term, I would recommend that you budget for fully preparing the roofline timbers in readiness for redecoration, undertaking timber repairs as necessary to the decaying sections, and then redecorating with a suitable primer, followed by one coat of a suitable external grade undercoat and two coats of a suitable external grade topcoat. Over the longer term, it may be prudent to

budget for replacing the roofline timbers in their entirety. I recommend replacing them with more modern UPVC products, which are generally more expensive initially, require much less maintenance, and have a longer lifespan.

To safely repair/replace parts of the property at higher levels, contractors will have to use appropriate access equipment (for example, scaffolding, hydraulic platforms, etc.).

D9 Other

None on this property. NI

E

Inside the property

E Inside the property

Limitations on the inspection

Following our engagement terms, all parts of the property's internal areas have been inspected, where access could be safely and readily achieved using a 3.0m retractable ladder.

Fitted floor coverings had been laid throughout most of the property and fastened down in most areas. This placed some restrictions on our inspection.

We have not checked for asbestos; however, we will comment if any suspected asbestos-containing materials are identified during the inspection. Surveyors do not carry out any testing of possible asbestos-containing materials; an asbestos specialist must do this.

Damp meter readings have been taken where possible without being restricted by built-in fittings or wall linings such as tiling or wallpaper if present.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. However, there may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works.

Unless these are carried out before legal commitment to purchase, there is a risk that additional defects and, consequently, repair work will be discovered later.

1 2 3 NI

E1 Roof structure

2

A loft hatch is located in the rear lobby. A loft ladder is currently installed. In addition, there is a light fitting within the loft space. The loft light was not operational at the inspection.

The loft is partly boarded for storage purposes. The loft boards are not secured to the joist below. They should not be used for storage or walking across.

Due to the presence of a double layer of insulation in the loft, I was only able to undertake a head and shoulders inspection. As such, I have drawn what conclusions I can on this somewhat limited inspection.

The roof structure is built of modern lightweight timber trussed rafters that incorporate appropriate wind bracing.

There is a secondary waterproofing measure between the roof structure's timbers and the tiles on the outer surface, consisting of a felt layer. This helps to provide an additional layer of protection against water ingress, particularly during periods of heavy driven rain. The secondary waterproofing membrane is damaged in some areas and should be repaired soon.

I did not identify any form of ventilation within the roof void. This does not appear to be causing any particular problems at the current time; you should be aware that the lack of ventilation can cause condensation to occur within the roof void. If condensation does occur and goes unnoticed for long periods, it can cause serious defects to the roof structure's structural timbers, such as timber decay or rot.

To reduce this risk, I would recommend that you budget for installing ventilation within the roof void (such as soffit vents) to provide a cross-flow of air, which will help prevent the build-up of condensation from occurring.

The thermal insulation level within the roof void is reasonably good, with approximately 250mm of Rockwool™ type insulation where visible. This is in line with current Government guidance.

There is a double layer of insulation within the loft space; you should not enter the loft space without a suitable crawl board.

Should you intend to use the loft for storage, you should ensure that any loft boards installed do not compress the insulation, reducing its efficiency.

E2 Ceilings

2

The ceilings throughout the property are made of plasterboard. It has been finished with a smooth plaster skim and decorated throughout with a combination of paint and a textured coating. The normal useful life for these types of ceiling construction varies but is considered in the region of 50-70 years; the addition of central heating and the condensation that it sometimes produces can reduce this lifespan in some instances.

On the whole, I would consider the ceilings within the property to be in satisfactory condition; you should be aware that under normal usage, plasterboard ceilings can become unstable when the layer of plaster becomes detached from the boards beneath. Although I could see no particular problems at the time of inspection, you should expect to undertake repairs to the ceilings in the future, particularly when you redecorate.

Modern plasterboard ceilings can crack at the joints between the boards, and small areas of plaster can be dislodged by nail fixings. Where this occurs, the cracks can be filled and the local area decorated.

A textured decorative coating covers the ceilings in the bedrooms.

This may contain small amounts of asbestos fibres, and if disturbed, they could be a safety hazard (see section I3 Risks). If the ceiling needs decorating or repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

E3 Walls and partitions

1

The internal walls throughout the property are constructed of timber stud and plasterboard partition finished with a smooth plaster skim, which has been decorated with emulsion paint and tiling.

There is 1mm cracking noted on the internal walls in limited areas. When a building is exposed to changes in temperature, the materials it is made of will expand and contract accordingly. However, if the materials are not able to expand and contract freely, they may crack as noted above. Normal temperature variations have caused thermal expansion and contraction, leading to the cracking found in the property. This is no cause for concern. The cracking should be filled and redecorated.

Throughout the property, the walls have been tested with an electronic damp meter, and the readings were found to fall within the acceptable range. This indicated no excessive areas of dampness or water penetration at the time of inspection. When testing the walls for rising dampness, the instrument measures moisture beneath the surface without drilling holes to a

nominal depth of around 20mm. High readings do not necessarily indicate dampness as such readings can be caused by salts in plasterwork, chemicals in timbers and foil-backed plasterboard. The meter is therefore used as a guide only rather than a guarantee of moisture being present.

Therefore, to categorically rule out any presence of dampness within the walls, it is necessary to undertake more intrusive tests that will involve drilling into the walls to collect a sample used to undertake a calcium carbide test.

A calcium carbide meter is a sealed vessel used to mix measured samples of masonry with calcium carbide. Calcium carbide will react with any moisture present within the material and produce acetylene gas. The proportion of gas released is directly proportionate to the amount of moisture present in the material; therefore, by measuring the amount of gas, it is possible to derive the total moisture content of the material tested. Drilling into the walls to take masonry samples is beyond this survey's scope and is unlikely to be permitted by the vendor.

E4 Floors

The floors consist of a suspended timber deck on the ground floor. 2

The floor timbers such as joists and floorboards were concealed at ground floor level and could not therefore be examined. Timbers built into external walls such as joist ends and wall plates are always susceptible to decay particularly where dampness is present or where sub-floor ventilation is inadequate. We must also warn that floor timbers in a building of this age can often suffer from wood boring beetle infestation (woodworm), and you will appreciate that without actually exposing and inspecting all floor timbers, the presence and extent of any such defects cannot be confirmed.

Some of the floorboards on the ground floor are slightly loose and creak when walked upon. During refurbishment works, I recommend that you take the opportunity to re-secure any loose floorboards and replace any which are damaged before relaying new floor coverings. This will help to provide a more consistent and solid feeling floor surface throughout.

Suspended timber floors at ground level require cross-flow ventilation to prevent condensation build-up within the floor void. This ventilation is usually provided by hollow bricks (called air bricks) located at a low level around the property. To ensure the timber ground floors do not rot, it is important to provide ventilation to the underfloor space. This ventilation is usually provided by hollow bricks (called air bricks) located at a low level around the property. The number of air bricks provided is considered sufficient, with no significant defects noted at the time of inspection.

E5 Fireplaces, chimney breasts and flues

None in this property. NI

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

There are built-in fittings in the living room which include cupboards The fittings were modern and functional, with no signs of significant defects noted at the inspection. 1

Condition rating 1

The property benefits from a fitted kitchen comprising a range of wall and base units and several integrated appliances.

The kitchen fittings are modern and functional, with no signs of significant defects noted at inspection, although minor wear was identified.

Some of the door hinges were noted to be loose. I would recommend you budget to tighten these and adjust the doors as necessary.

I would recommend you budget to deep clean the kitchen once you take possession of the property.

Condition rating 1

There are built-in wardrobes in all of the bedrooms. These include fitted shelves and clothes rails. The bedroom fittings were modern and functional, with no signs of significant defects noted at the inspection, although minor wear was identified.

Condition rating 1

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes or obscure dampness to walls.

E7 Woodwork (for example, staircase joinery)

2

The internal doors consist of hollow-core timber doors throughout the property set within softwood door casings with architraves and skirting boards throughout. In addition, there are painted timber and tiled sills to the windows.

Most of the internal joinery is starting to show some signs of general wear and tear. In addition, some light impact damage was noted at a low level to most of the door casings, presumably where furniture and other items have been transported about the property. Nevertheless, the internal joinery is thought to be in keeping with the property's style and character. It is on the whole in satisfactory condition, although it would benefit from redecoration. You should be aware that the internal joinery will require periodic redecoration every 3 to 5 years. The cost of this should be included within your maintenance plans over the medium to long term.

E8 Bathroom fittings

2

The fittings in the bathroom comprise a bath with a glazed screen and a shower over, a wash hand basin with a pedestal and a toilet with a closed coupled cistern.

The sanitary fittings were noted to be functional and in satisfactory condition at the time of inspection.

The bathroom area does not benefit from any form of a mechanical air extraction system; as such, condensation is likely to occur. Therefore, I would recommend that you install a new electronically operated air extraction unit which is designed to expel the warm moist air produced within the en-suite to the external environment, therefore helping to prevent the build-up of condensation occurring, which can affect the surfaces within the bathroom, particularly the ceilings.

You should be aware that it is unlikely the light fitting within the bathroom complies with current requirements regarding electrical appliances that could be affected by water ingress. It is recommended that the light fittings within the bathroom be replaced with suitable IP-rated light fittings. IP ratings or "ingress protection" ratings are defined in international standards EN60529 or

British standard BSEN60529:1992. They are used to define the levels of sealing effectiveness of electronic enclosures against intrusion from various foreign objects, including moisture. Therefore, you should ask an appropriately qualified electrician to replace the light fittings with a minimum IP rating of IP44.

E9 Other

The decorations of the property consist of the following. There is paint on the ceilings. There is paint and tiling to wet areas on the walls. There is carpet, tiling and sheet vinyl on the floors. The decorations were in satisfactory condition at the inspection. I recommend you budget to decorate the property throughout and replace the floor coverings to suit your taste. 1

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F

Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not a complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection, and no intrusive checks were carried out. Therefore, the information provided in this part of the report is purely for your consideration only.

RICS Guidance states that we must designate a level three risk without a current test certificate. However, if certification is available, please ask your legal advisor to check the validity of this evidence.

1 2 3 NI

F1 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.*

3

The mains electrical intake was identified within the garage. The distribution board (consumer unit) is located adjacent to the mains intake and is of a modern design with no evidence of historic testing being carried out.

Whilst I did not note any visual defects with the system guidance published by the Institute of Electrical Engineers, electrical installations within residential properties should be inspected and tested at least every 10 years and when occupiers of the property change.

Therefore, I would recommend that a full electrical test and report be undertaken before a legal commitment to purchase the property to determine the cost and extent of any remedial works required for the system. Therefore, you are advised to instruct an NICEIC registered electrician to undertake an electrical test and report on the system.

There are now stringent regulations in force regarding who may and may not deal with alteration and repair work to electrical installations. There is now a virtual bar on amateur involvement and most works of any consequence need to be dealt with by an approved electrical contractor. Although this will make electrical changes relatively expensive you will appreciate that where electrical problems are involved a defect could be a matter of life or death. With most aspects of a building, a defect at worst means that costs are incurred, whereas with electrical installations the dangers are much more real.

F2 Gas/oil

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

There is a mains gas supply, and the meter and control valve is located in an external box. 3

During my inspection, I was only able to make a superficial examination of the pipework, but from their appearance, I am satisfied they are in reasonable condition. It is nevertheless recommended that you obtain a copy of a GasSafe™ certificate from the vendor.

In most gas installations, the gas pipes on the 'street' side of the gas meter are the utility company's responsibility. But, at the same time, the property owner has to maintain those on the 'dwelling' side.

F3 Water

There is an independent mains water supply to the property. The external stop valve is located on the public highway. Internally, the location of the stop valve is beneath the kitchen sink. The stop valve should be labelled for emergency use and periodically tested. 1

The water pressure within the property appears to be normal, and I have no reason to believe there are any defects with the system.

There is a food waste macerator unit installed under the kitchen sink. Whilst the unit was operational at the inspection it will require ongoing maintenance which you should budget for.

Considering the many and continued changes to water regulations, it is impossible to confirm if all plumbing systems conform to current regulations and by-laws. Therefore, whilst such changes might well be technical, we recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

F4 Heating

The property benefits from a central heating system provided by the main gas-fired combi boiler located within a cupboard in the rear lobby. The flue pipe passes through the ceiling and roof to discharge the combustion gases safely to the external environment. 3

In a combi boiler central heating system, the boiler heats water directly from the mains as it is needed for heating and hot water. This means that there is no need for a hot water storage cylinder, which can save space and reduce installation costs.

One advantage of a combi boiler central heating system is that it can provide hot water on demand, so there is no need to wait for a storage tank to fill up before using hot water. This can be especially useful for properties with limited space or for households with low hot water demands.

However, a combi boiler central heating system may not be suitable for larger properties with high hot water demands, as it may not be able to supply hot water to multiple taps or showers simultaneously. It is important to have a qualified professional install and maintain a combi boiler central heating system to ensure that it is functioning properly and safely.

It should be noted that I am not a qualified mechanical or electrical engineer. Therefore I cannot

comment on the adequacy of the heating system; however, from my visual inspection, the boiler appears to be modern and in fair condition. However, the boiler was somewhat noisy when operated.

If the heating system has been recently tested, the Gas Safe registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. You should ensure this paperwork is requested from the vendor via your legal adviser before entering into a legally binding commitment to purchase. If the system has not been recently tested you should instruct a GasSafe engineer to test the system before exchanging contracts.

Several pressed metal radiators were positioned throughout the property with 15mm copper pipework which is largely concealed. The radiators appeared generally serviceable. Nevertheless, you are advised that steel panel radiators have a serviceable life of approximately 25 years and you should budget for repairs/replacement accordingly. The radiators were generally in fair condition and required general maintenance and redecorating soon.

We recommend that you budget to bleed the radiators throughout the property once you take occupation and twice yearly thereafter, ideally just before winter and six months thereafter, to ensure the radiators function as designed.

The radiators were all fitted with temperature regulation valves that help control the flow of hot water to each radiator. The TRVs were noted to be worn and should be replaced in the medium term.

The central heating and hot water in the property is controlled via a wireless thermostat. The thermostat was noted to be modern and functional and should be maintained in the normal way.

F5 Water heating

The property benefits from a hot water supply provided by the main gas-fired boiler, which provides instantaneous on-demand hot water without supplying a storage tank. 3

See comments in section F4 above concerning having the boiler tested.

F6 Drainage

You are advised that the underground drainage is concealed and we cannot substantiate its configuration and whether any soakaway chambers, etc. are present. The only way to substantiate the condition, configuration and efficiency of the drainage installation is to carry out a detailed CCTV scan and we would advise that this is carried out prior to exchanging contracts. 2

The property is connected to the public sewer. The drainage system likely consists of a separate drain for surface water (rainwater, water from garden/driveway drains) and foul water (wastewater from WCs, baths, showers, sinks, basins and dishwashers).

Several inspection chambers located around the property were lifted as part of the survey. At the time of inspection, the drainage channels were generally clear, although some debris was noted. There was some standing water within the inspection chamber channels and some general silting up. You should arrange for this to be jetted out by high-pressure water to ensure the drainage runs clear and efficiently discharging the foul waste into the local sewerage system.

A further inspection chamber was located in the garage. This was covered with a fridge freezer at the inspection. I was therefore unable to lift this cover.

Where visible, the sanitary appliances within the property are externally connected to plastic waste pipes and traps. Internally the waste pipes are made of plastic. The pipework was noted to be in worn but serviceable condition. The pipework should be maintained in the normal way.

There is an upvc soil vent pipe on the left-hand side of the property. The pipe serves the bathroom. A soil pipe is a pipe that conveys sewage or wastewater to the underground sewer. The pipe was in worn but serviceable condition at the inspection.

F7 Common services

None in this property. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

I have not checked for Japanese Knotweed (JKW) or any other invasive plants; however, if any suspected dangerous plant life had been noted during an inspection of the grounds, it will have been commented on herein. Therefore, it is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot rule out the presence of JKW.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details about the site's previous use. Consequently, we are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

All parts of the external grounds have been inspected where access was readily available and could be safely achieved using a 3.0m retractable ladder.

1 2 3 NI

G1 Garage

2

There is an attached single garage on the left-hand side of the property.

The garage is constructed with a timber framed roof structure with a felt roof covering. The walls are constructed of masonry. The floor is constructed from a ground-bearing concrete slab. There are timber fascia boards. To the front, there is a metal vehicle door.

The flat roof is starting to show signs of general weathering and is starting to degrade. As such, I would recommend that you budget for undertaking repairs to the roof surface soon. Over the longer term, say the next 5 to 10 years, the roof will likely require recovering.

The timber joinery throughout the garage that has previously been decorated including the fascias requires repairs, preparation and decoration work soon.

Internally garage is fitted with several kitchen units, including a sink and water supply. The units were noted to be dated and approaching the end of their serviceable life. You should budget to remove and replace them soon.

The water pipework lagging may contain asbestos fibres. It should not be disturbed until suitably tested.

The concrete floor is spalling in areas and should be repaired soon.

The garage is furnished with power and lighting; these should be tested as part of the overall electrical test of the property.

G2 Permanent outbuildings and other structures

2

There is an outbuilding in the rear garden. The structure is formed from a timber framed roof structure with a felt roof covering. The walls are constructed of masonry. The floor is constructed from a ground-bearing concrete slab. There are timber fascia boards. There is a timber door on the left-hand elevations. There is a metal window on the left elevation.

The felt roof was in worn condition at the inspection and should be repaired soon.

The timber joinery throughout the outbuilding that has previously been decorated requires full preparation, and decoration work soon.

The window and door are both at the end of their serviceable life and should be replaced soon.

Condition rating 2

G3 Other

2

The boundaries to the front of the property generally consist of timber fence panels and masonry walls with a render finish. At the time of inspection, these were noted to be in fair condition.

The fencing required decorating These works should be carried out soon

The brickwork requires fracture repairs, repointing and render repairs. These works should be carried out soon.

Condition rating 2

There is a section of hardstanding driveway on the front of the property. The surface was uneven and cracked at the inspection. The driveway should be repaired and professionally cleaned soon.

Condition rating 2

There is a gate installed in the right-hand boundary. The gate is formed from timber and is set in a timber frame. The gate was in weathered condition at the inspection. The gate should be repaired and redecorated soon.

Condition rating 2

The boundaries to the rear of the property generally consist of timber fence panels and masonry walls. These were generally noted to be in fair condition at the time of inspection.

The fencing required minor repairs and decorating These works should be carried out soon

Your legal advisor should confirm which boundaries you will be responsible for maintaining.

Condition rating 2

There is a section of paved patio and path on the rear and right-hand of the property. The surface was uneven and weathered at the inspection. The surfaces should be repaired soon.

Condition rating 2

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

H Issues for your legal advisers

H1 Regulation

Your legal advisor should confirm whether the replacement Upvc windows have received building regulation approval (including issuing a completion certificate) from the local council or a FENSA certificate from the installer and advise on the implications.

You should ask your legal adviser to check whether the central heating and hot water system has been safety-checked within the last 12 months. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance.

H2 Guarantees

You should ask your legal advisor to confirm whether the upvc windows and doors are covered by a guarantee or warranty and advise on the implications.

H3 Other matters

We have been told by the estate agents that the property is freehold. You should ask your legal advisor to confirm this and explain the implications.

Your legal advisor should confirm the precise maintenance and repair responsibilities regarding any shared drains and sewers.

We recommend that you make specific inquiries through your legal advisor to ascertain whether unqualified contractors have made any alterations to the internal plumbing.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

I Risks

I1 Risks to the building

It should be noted that the property may have been founded upon shrinkable clay soils, which have the propensity to heave with changing moisture and climatic changes. Therefore, although I can state that there was no evidence of subsidence at the time of inspection, I cannot categorically state that the property will not be affected in the future.

The property is currently empty. There is a risk of condensation forming on the internal walls which can result in mould growth, particularly during the colder winter months, unless the property is suitably heated and ventilated.

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area vulnerable to flooding.

We would advise that the trees and shrubs be managed according to BS 3998: 2010 (Tree Work Recommendations) to reduce the risk of adverse tree root action, excess ground desiccation, consequential damage to the foundations and underground services, etc. A competent tree surgeon/ arboriculturist can provide further advice.

Climate change will affect the ability of the ground to provide a stable base for buildings. Your survey has reported on the property's condition at present – with an indication as to how existing problems may develop.

In the next 10 years, over 1.5 million more homes in England will be affected by the shrink-swell actions created by climate change that are not affected at the moment. It is therefore advised that you have insurance to cover your property if such movement were to occur. In addition, insurance premiums will rise in the future to meet this growth of claims that will be made.

I3 Risks to people

A naturally occurring and invisible radioactive gas called radon can build up within properties in some parts of the UK. In the worst cases, this can be a safety hazard. However, this property is not in an area affected by radon gas.

Appropriately qualified specialists should test the electrical and gas installations if current safety certificates are not available.

Given the age of the property, asbestos may be located within this property.

The following list of materials was identified as potentially containing asbestos: roof tiles, roof ridge tiles, roof under-cloak, external soffit board (concealed) and textured ceiling finish. They should be assumed to contain asbestos until they have been suitably tested. The identified materials were generally in satisfactory condition and not considered a risk in their current condition.

Therefore, you are advised to have a full asbestos survey carried out to check all building areas thoroughly (externally/grounds/outbuildings and internally). You should commission an approved asbestos surveyor to undertake a survey and provide you with a report before undertaking any work. Although we endeavour to

identify asbestos-containing materials, we are not qualified asbestos surveyors and we must presume that certain items may contain asbestos unless testing proves otherwise.

I4 Other risks or hazards

Your legal advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

If you intend to proceed with the purchase after reading and considering this report, we advise you to send a copy of it as soon as possible to your legal advisor. Please draw their attention to the whole of Section I - Risks.

J

Surveyor’s declaration

J Surveyor's declaration

Surveyor's RICS number

1272420

Qualifications

MRICS

Company

Stratful Associates Ltd

Address

8 Giffin Way, Sawbridgeworth, Hertfordshire, CM21 0DW

Phone number

07361249464

Email

surveys@stratfulassociates.co.uk

Website

www.stratfulassociates.co.uk

Property address

9A Westwood Road, Canvey Island, SS8 0ED

Client's name

Karen Rogers
Mr Gary Rogers

Date the report was produced

25th October 2024

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

Signature

K

What to do now

K

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

L

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

L

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

The service

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

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

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

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 (‘CAR 2012’). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3**– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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

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

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

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

Risks

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

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

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

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: These terms form part of the contract between you and the surveyor.

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

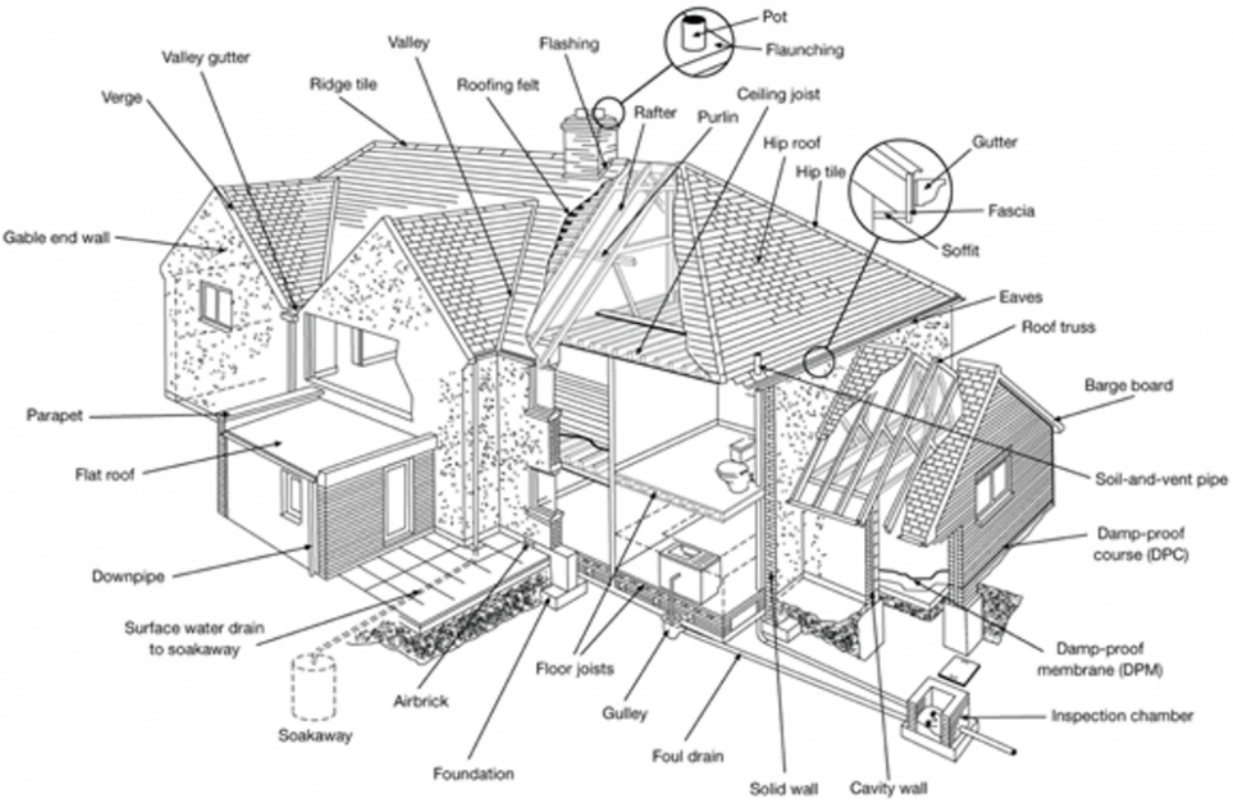
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

! You should know...

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

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

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

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.

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