

# RICS **Building Survey**...

Property address

1 Example Street  
Example Town  
Example County  
EX1 8MP

Client's name

Mr E Example

Date of inspection

11 October 2019

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- Description of the RICS Building Survey Service
- Typical house diagram

\* Please read the entire report in order.

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# A

## Introduction to the report

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

The Building Survey aims to help you:

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

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

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

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

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

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## B

# About the inspection

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Surveyor's name	Robert Armstrong		
Surveyor's RICS number	1259412		
Company name	Torus Surveyors Ltd		
Date of the inspection	11 October 2019	Report reference number	RA11102019104337
Related party disclosure	I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.		
Full address and postcode of the property	1 Example Street Example Town Example County EX1 8MP		
Weather conditions when the inspection took place	During the inspection the weather was dry. The weather in previous weeks has been wet and cold.		
The status of the property when the inspection took place	The property was unoccupied and part furnished. The floors were mostly covered.		

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## B

## About the inspection (continued)

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

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

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

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

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

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

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

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

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

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

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## C

# Overall assessment and summary of condition ratings

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

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

## Our overall opinion of the property

This property is in need of various repairs, whilst most of these repairs are common in properties of this age, they will undoubtedly require significant expenditure. After reading this report, it is important that you are prepared to accept the cost and inconvenience of dealing with the various repairs reported if you proceed with this purchase.

The property has clearly been affected by some past structural movement (please see section E4), however this is not ongoing.

I have provided a rough cost below for the repairs. The cost of these repairs however can vary substantially depending on fluctuations in the availability and demand of skilled trades people and building supplies. For this reason you are strongly advised to read the "What to do now" section at the end of this report, and obtain quotations from experienced and insured contractors so that you can fully understand the costs which will be incurred with the purchase.

3

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
F: Inside the property	F7	Woodwork (e.g. staircase and joinery)
G: Services	G2	Gas/oil
	G3	Water
	G6	Drainage

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
F: Inside the property	F1	Roof structure
	F4	Floors
	F5	Fireplaces, chimney breasts and flues

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## C

# Overall assessment and summary of condition ratings (continued)

1

Section of the report	Element Number	Element Name
E: Outside the property		
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F6	Built-in fittings (e.g. wardrobes)
	F8	Bathroom and kitchen fittings
G: Services	G1	Electricity
	G4	Heating
	G5	Water heating
H: Grounds(part)	H1	Garage(s)

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# Overall assessment and summary of condition ratings (continued)

## Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

Repairs	Cost guidance (where agreed)
E1: Chimney repairs	£600
E2: Recovering roof	£6,000
E3: Rainwater pipes	£100
E4: Repairs to walls	£3,000
E5: New windows	£3,000
E6: Front door	£100
F1: Loft insulation and ventilation	£200
F4: Timber floor treatment	£100
F7: Staircase balustrading	£300
G2: Gas Safety Check	£150
G3: Lead water pipe replacement	£1,000
G6: Below ground drainage front bay	£1,000

## Further investigations

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

Section G2: Gas. Inspection of gas installation by a Gas Safe registered contractor prior to future use.

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## D

# About the property

Type of property	A two storey semi detached house. All directions given in this report assume the reader is standing on Example Road facing the subject property.
Approximate year the property was built	1900
Approximate year the property was extended	2005
Approximate year the property was converted	
Information relevant to flats and maisonettes	

## Accommodation

The property is arranged over two floors with:

Ground floor comprising two reception rooms, kitchen and cloakroom / WC

First floor comprising 4 bedrooms, 1 ensuite shower room and one family bathroom.

## Construction

The property is traditionally constructed with:

- The roof is pitched and covered with slates.
- The main external walls are finished in brick and render and appear to be a mixture of cavity and solid construction.
- The floors are suspended timber and solid construction.

Most of the property was constructed more than one hundred years ago. It is therefore important that you appreciate that the construction of the property would not meet modern building regulations in many respects. This will be especially evident with thermal insulation and energy efficiency.

It is also important when enacting all repairs that it is repaired as a building designed one hundred years ago. Certain structures may not be as strong as their modern equivalent and it is important that this is considered when adding new loads, such as replacing the roof covering. Modern repair techniques often encourage the reduction of natural ventilation into living accommodation as a means of improving energy efficiency. In my opinion it is often harmful to reduce ventilation into older buildings such as this as this can give rise to damp, condensation and timber decay.

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# D About the property (continued)



## Means of escape

Windows to the first floor have a very limited opening range and this would not give adequate means of escape in the event of a fire.

It was noted that there were no fire alarms within the property.

I recommend that all bedrooms are fitted with windows that could be used as a means of escape. I would also recommend that the property is fitted with a mains powered and battery back up fire alarm system.

## Security

Front and back doors are fitted with external grade locks.

Windows however do not have appropriate locks. The property does not benefit from an alarm system. You may wish to consider installing these.

## Energy

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

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# D

## About the property (continued)

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### Energy Efficiency Rating

65

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## D

## About the property (continued)

## Services

## Gas

Mains ☒Other 

## Electricity

Mains ☒Other 

## Water

Mains ☒Other 

## Drainage

Mains ☒Other *Please see section K for more information about the energy efficiency of the property.*

## Central heating

Gas ☒Electric ☐Solid fuel ☐Oil ☐None ☐

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

## Grounds

There is off street parking to the front of the property.

The property stands on an averaged sized site with a front drive and longer rear garden.

There is a detached garage in the rear garden.

## Location

The property is located in a very desirable residential area. Most houses in the area are a similar age.

I understand that Example Street to the front of the property is adopted and maintained by the council.

## Facilities

The property is in a sought after area close to Example town centre where a wide vartiet of shops, restaurants and bars can be found.

It is well positioned for motorway and tram links.

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## D

## About the property (continued)

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### Local environment

The property is situated in a mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities. See Section J2 - Risks.

### Other local factors

Neighbouring houses appear well maintained.

The proximity of example school may cause some parking congestion in the area.

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## E

# Outside the property

## Limitations to inspection

Parts of the rear roof pitch could not be fully viewed due to site constraints.

1 2 3 NI

### E1 Chimney stacks

#### REAR CHIMNEY STACK

2

There is a brick built chimney stack to the rear roof pitch, located on the party wall. It houses two capped and ventilated chimney pots.

Chimney stacks are particularly exposed to the weather and so regular maintenance must be carried out to ensure their stability and weather tightness.

Modern chimney stack designs incorporate barriers intended to reduce dampness below roof level. Such precautions are unlikely to have been included in a building of this age and so a measure of damp penetration must be expected. This risk can be reduced by ensuring that the waterproofing between the chimney and the roof (Flashing) is satisfactory.

On the front chimney stack this flashing is of lead construction. It is loose and missing in part this needs repair. This is causing damp penetration into the loft below.

A roofing contractor should provide a quotation to repair the flashing.

Whilst i could find no evidence of rot internally within the loft. There is a risk that if this flashing is not repaired that timber within the loft may become rotten, i would therefore recommend that repair work is enacted within one year.

Estimated cost: £300

#### FRONT CHIMNEY STACK

2

There is a brick built chimney stack to the front roof pitch, located on the gable wall. It houses two chimney pots, these are unused.

Some masonry has deteriorated due to frost/chemical action, commonly referred to as "spalling". This is progressive, unsightly and if allowed to continue may ultimately result in structural failure. Where the damage is slight the surfaces should be stabilised and then protected from the weather by the periodic application of a suitable colourless water repellent. More extensive damage may require the renewal of individual bricks but colour matching may prove difficult.

These flues are now unused, these should be capped and ventilated internally and externally to reduce the risk of damp penetration and condensation internally. These have not been capped and ventilated externally.

A building contractor should provide quotation to repair the masonry and cap and ventilate the unused flues.

Estimated cost: £300

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## E

## Outside the property (continued)



Poor flashing to the rear stack

E2  
Roof coverings

The main roof covering is slate.

Widespread evidence of previous repair using metal clips indicative of 'nail fatigue or sickness' was noted. This occurs as the covering nears the end of its useful life. Although it may be possible to continue with such repairs for a limited period, eventually the entire covering will have to be renewed.

There are other signs of deterioration to the roof covering, including cracked and de-laminating slates.

The condition of the slates and the widespread use of metal clips leads us to conclude that the roof is at the end of its useful life and needs to be stripped and renewed.

3

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## E

## Outside the property (continued)

Care must be exercised when renewing a roof with a covering of greater weight, for example, concrete tiles in place of slates, as the roof frame may require strengthening. If re-covered in heavier materials the timbers will need to be strengthened to comply with Building Regulations.

Valley gutters are formed at the junction of rear roof slopes. Gutter linings deteriorate over time. These should be checked regularly to prevent damp penetration due to blockages and to detect defects.

You are advised to instruct a competent roofing contractor to provide a report and quotation for the recovering of the roof. Estimated cost £6,000

There is a significant risk that if the roof is not recovered immediately that rain penetration into the loft and dwelling will occur.

E3  
Rainwater pipes  
and gutters

Rainwater fittings are formed in plastic.

2

The down pipe was not attached to the guttering to the rear extension. Guttering appeared blocked with vegetation throughout.

You advised to instruct a competent contractor to provide a quotation for the work required.

Estimated cost £100

Rainwater down pipes were noted to discharge directly onto the ground adjacent to the front bay, a gully, if it exists, is blocked by vegetation and debris. Additional below ground drainage is essential to reduce the risk of movement to walls. Please see section G6.



Loose downpipe

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## E

## Outside the property (continued)

E4  
Main walls

## MAIN WALLS

2

The main external walls are solid brick construction approximately 230mm thick, with a bitumen damp proof course.

Damage was noted to the rear lounge window sills. Pointing to the gable wall is defective and you should budget for renewal in the next 12 months.

The observed positioning of the damp proof course would appear adequate in relation to internal floor and external ground levels. Systematic checks for damp were made to the inside face of external walls wherever possible using an electronic moisture meter. No readings of significance were noted.

Penetrating dampness and condensation is an inherent problem with solid external walls and any timbers in contact with a damp affected area will be prone to decay. Walls of such design often incorporate concealed timbers, for example; lintels above openings, and timber floor joists, these are dependent upon effective maintenance of external finishes.

In view of the age of the property it cannot be readily assumed that window and door openings were provided with lintels to support masonry above. Consequently, the need to provide these in the future cannot be ruled out, particularly if you envisage renewing door or window frames.

There are signs to suggest that the property has been affected by previous structural movement as evidenced by an undulation to the gable wall. This appears to be long-standing and no evidence of recent significant movement was identified to suggest instability in the structure.

You advised to instruct a competent building contractor to provide a quotation for the pointing and window sill.

Estimated cost £3,000

## REAR KITCHEN EXTENSION WALLS

1

There is an extension to the rear of the property which is faced in brick and cavity construction approximately 300mm thick

Cavity walls are formed by two skins of brick, block or masonry with a gap between them. The two skins are held together by wall ties.

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## E

## Outside the property (continued)

E5  
Windows

Windows are timber framed incorporating single glazing.

2

All windows were tested and operated, the vast majority were found to operate poorly. Some units appear stuck with paint and are probably also difficult to operate, indicating that an overhaul is required.

There are signs of extensive weathering and rot to window frames. This process will accelerate in the future. Their condition is such that you should consider complete replacement.

Whilst some people may prefer the appearance of timber windows their replacement can prove difficult and very expensive. I would recommend from a functional point of view replacing with double glazing PVCu.

You are advised to instruct a FENSA registered contractor to provide a quotation for the replacement of all windows.

If replaced with PVCu windows estimated cost £3,000

E6  
Outside doors  
(including patio doors)

Front and rear doors are timber single glazed.

2

These timber doors will not be as hard wearing as more modern composite equivalents, they will require ongoing maintenance and regular painting.

The leaded light glazing to the front door can be easily damaged and will therefore require routine repair from time to time. It also represents an increased security risk.

The base of the front door has been boarded over, presumably to conceal wet rot. Further repairs are likely to be necessary.

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## E

## Outside the property (continued)

You advised to instruct a competent building contractor to provide a quotation for the repairs to the base of the frame.

Estimated Cost: £100

E7  
Conservatory  
and porches

E8  
Other joinery  
and finishes

There are timber fascias on the property.

These are comparatively new but will inevitably deteriorate, it is recommended that these are painted once every two years to extend their life.

E9  
Other

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## F

# Inside the property

## Limitations to inspection

A large amount of storage within the loft did restrict my inspection of this area.

1 2 3 NI

### F1 Roof structure

The access hatch to the roof space is on the landing. The access hatch was screwed closed, this was opened, and a full inspection of the roof structure was undertaken. 2

The roof frame is of traditional timber purlin and rafter design.

It is insulated with approximately 100mm of mineral wool insulation at ceiling joist level. This could be increased to 300mm.

Loft areas should be well ventilated to prevent condensation within the roof void. There appears very limited ventilation to this loft area. The absence of ventilation can over time result in decay to timbers, ventilation within the loft should be improved.

Ideally, in order to minimise disruption and maximise design efficiency this should be carried out at the same time as the replacement of the main roof recommended in section E2. The provision of new underlay when this is undertaken should increase ventilation, i would also recommend the provision of ventilation points to the soffits and gable wall.

Estimated Cost: £200

### F2 Ceilings

Ceilings are constructed of lath and plaster. 1

The lath and plaster ceilings are a type no longer installed today. Their life expectancy is unpredictable and can be reduced by alterations or poor maintenance.

Whilst no specific defects were noted at present. In view of their assumed age they are now likely to have only a limited life and occasional repair will be required until they are eventually renewed.

### F3 Walls and partitions

Internal walls are mainly of solid construction. 1

Structural movement was noted. Typically, a number of door frames are no longer square. This is consistent with the age and type of building and within the acceptable limits for domestic construction, with no evidence of recent significant movement.

There was no evidence of dampness to internal walls.

### F4 Floors

#### SUSPENDED TIMBER FLOORS 2

The main ground and all first floors are suspended timber.

In accordance with the remit of this inspection, some lightly fixed floor boards were removed in the lounge. Beneath the floor there is approximately 600mm sub floor space covered in sand. This area was entered and a sample of timbers examined.

Timber joists run front to back, and are supported off sleeper walls. For the most part these

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## F

## Inside the property (continued)

are in an adequate condition with a reasonable level of ventilation provided by holes in these walls.

Around the chimney breast in the lounge there was some isolated evidence of damage caused by historic wood rot. This was noted to be relatively dry during my inspection, and it is possible that the rot occurred many years ago. The damage has not undermined the structure. With the absence of higher damp levels it is unlikely that further significant deterioration will occur. However i would recommend a precautionary treatment of timbers in this area with a dual purpose fungicide and insecticide.

You advised to instruct a building contractor experienced in wood treatments to provide a quotation for the precautionary treatment of timbers around the lounge chimney breast with a dual purpose fungicide and insecticide.

Estimated cost £100

### SOLID FLOOR

1

The rear kitchen floor is solid.

Given its age it is unlikely to incorporate any insulation and will inevitably be cold under foot.

Solid floors can consolidate after construction leading to hollows beneath the surface or, in extreme cases, substantial deflection. The kitchen floor was noted to slope slightly towards the rear wall.

This floor was covered in modern tiles however it is likely to be of dated design and has deflected. The risk of further significant movement is considered very unlikely, But this may be inconvenient, you may wish to budget for reforming the floor, preferably with improved damp-proofing and insulation arrangements.

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## Inside the property (continued)

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Sub floor space

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## F

# Inside the property (continued)



Isolated rot around chimney breast

F5  
Fireplaces, chimney  
breasts and flues

There is a chimney breast to the front and rear reception rooms which appear to travel through the bedrooms and loft above. 2

There is the remnants of a further chimney breast which has been removed within the kitchen and above roof level however remains in the bathroom. It is not possible to establish if adequate structural support has been provided without destructive investigation but there is no evidence of instability. Your conveyancer should enquire whether appropriate statutory consents/approvals were provided for this work, please see section 11.

All flues are now redundant, these are not correctly ventilated, this should be rectified in order to prevent condensation and associated defects.

You advised to instruct a building contractor to ventilate unused flues.

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

Kitchen fittings comprise a range of timber / plastic wall base units. 1

Fitments in the kitchen appear to have been renewed comparatively recently and are of good quality.

A random selection of cupboard doors and drawers were checked to establish the ease with which they may be opened and shut. They appeared well fitting.

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## F

# Inside the property (continued)

F7  
Woodwork  
(e.g. staircase and  
joinery)

Internal joinery includes stairs, doors and frames.

3

The stairs are of traditional construction. Although they are steeper and narrower than current standards this is commonly the case in older properties.

The treads are generally even and firm underfoot, with no immediate repairs apparent.

The staircase balustrading to the stairs has been removed. This may represent a hazard and early reinstatement is recommended as soon as possible. Please see section J3.

Other items of internal joinery are in good condition.

Estimated cost in providing balustrade £300



## Unsafe Stairs

F8  
Bathroom and  
kitchen fittings

To the first floor there is a family bathroom comprising bath, WC and sink. There is a separate en-suite shower room with a shower, sink and WC.

1

Flexible sealant must be maintained at the junction between some sanitary appliances (particularly baths and showers) and surrounding wall/ledge surfaces to minimise the risk of water penetrating to areas beneath. Regular checks and occasional renewal should be undertaken.

There is a WC to the ground floor cloakroom.

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F

## Inside the property (continued)

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F9  
Other

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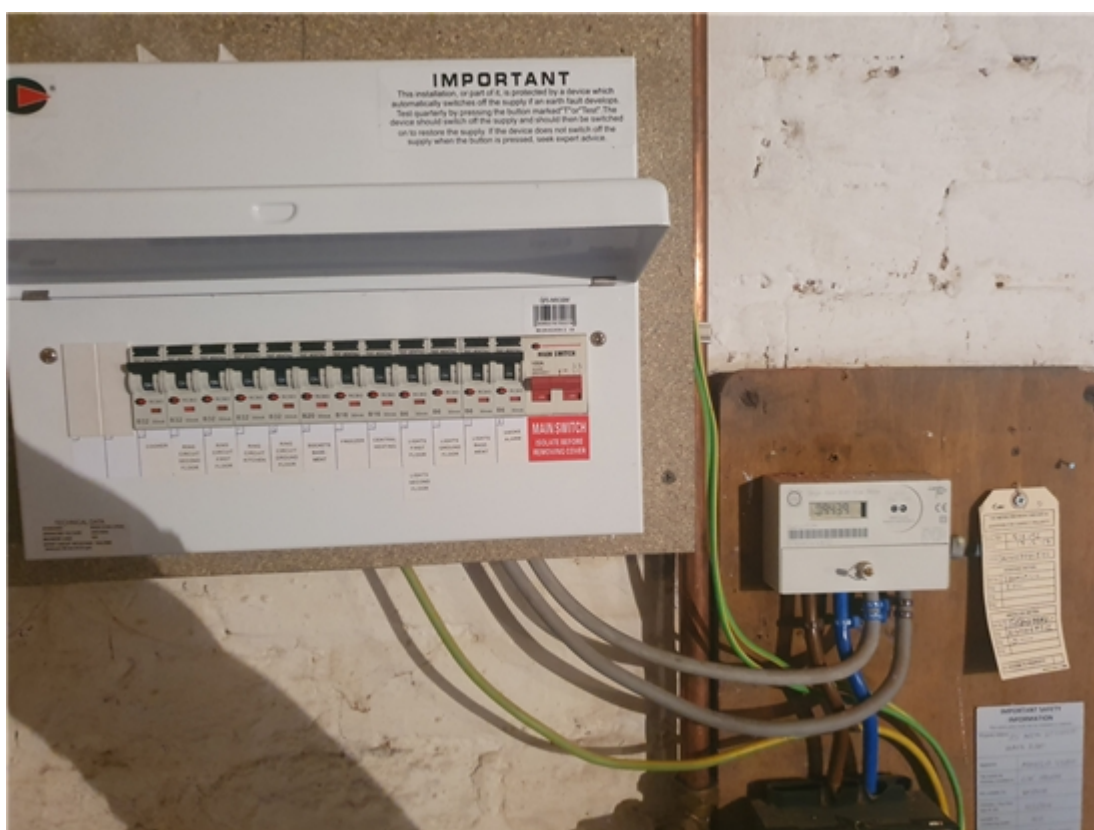
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## Services

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

### Limitations to inspection

A limited visual inspection was undertaken of the services below. Further tests will be necessary by appropriate specialists if assurance as to condition or capability is required.



G1: Modern metal consumer unit

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## G

## Services (continued)



G3: Lead water supply pipe.

1 2 3 NI

### G1 Electricity

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

Mains electricity is connected.

1

The meter and consumer unit are located in the cupboard under the stairs.

The observed wiring and fittings are modern. The consumer unit (fuse box) is a modern metal design, the circuits appear RCBO protected.

Metal gas and water pipes entering the property appear to have protective bonding.

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## Services (continued)

I understand that there is a recent Test Certificate relating to the electrical installation. See Section I2, your legal adviser should verify this.

A limited visual inspection was undertaken of the electrical installation. It is important to appreciate that it's condition and capability can only be fully established by specialist tests undertaken by a registered electrical contractor. Further tests will be necessary by a registered electrical contractor if assurance as to condition or capability is required.

### G2 Gas/oil

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

A mains gas supply appears connected with a meter located in cupboard by the kitchen door. 3

The supply pipework is comparatively dated and so future serviceability cannot be predicted. As a consequence an inspection of the entire installation and equipment by a Gas Safe registered gas installer is recommended prior to a commitment to purchase.

I recommend an inspection of the installation and appliances etc. by a Gas Safe registered contractor prior to future use. See Sections J1 and J3 - Risks.

Estimated cost for gas inspection £150. Please note repairs are likely however these cannot yet be quantified.

### G3 Water

The water supply pipe which supplies the property with water from the outside main was noted to be lead with all remaining pipework seen within the property plastic. 3

The internal rising main stopcock is located in the cupboard off the stairs.

The water pressure from randomly selected taps seems variable but this is to be expected in this type of installation, particularly when more than one is opened at the same time.

Lead water pipes were commonly used to supply water to dwellings before the 1970's however there are now safety concerns relating to the way lead can build up in the body. Those at particular risk are infants and children because lead can have an adverse impact on mental development. Lead may also be a factor in behavioural problems. It is recommended that human exposure to lead is kept to a minimum. Therefore the remaining lead pipework supplying the property should be replaced for health reasons. See Section J3.

The part of the water service pipe that links the water main in the street to the property boundary belongs to the water company. This is known as the communication pipe, it's replacement is at the discretion of, and is the responsibility of the local water company, in this case United Utilities. The part of the service pipe leading from the property boundary to the property is the responsibility of the owner.

Replacement of this lead pipe will need to be undertaken with the cooperation of the local water company.

It should be noted that United Utilities may offer to cover cost of replacement of their part of the communication pipe, however this is at their discretion. If they do not agree to meet

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## Services (continued)

this cost, the cost of lead replacement could potentially be substantially larger than the figure provided below.

You are advised to instruct a plumber experienced in lead water supply replacement to provide a quotation for replacing lead pipework, complete with stop tap, drain tap, ducting and insulation fitted in accordance with the Water Fittings Regulations.

Estimated cost £1,000.

### G4 Heating

Central heating is provided by a Baisi Combi boiler located in the cupboard off the kitchen. Hot water is provided instantaneously whilst room heating is from panel radiators within principal rooms. 1

There is a programmable room thermostat in the dining room controlling the whole system and thermostatic radiator valves (TRVs) on most radiators.

The heating system was turned on by the agent, this was to check its physical operation only. All radiators became hot.

Boilers require correct servicing and maintenance to ensure efficiency and safety. If no test certificate is available from within the last 12 months a precautionary safety check is essential. Legal advisers to confirm whether a test has been carried out. See Section I2 - Guarantees. See Section J3 - Risks. It has not been seen running and I have no evidence of its service history.

### G5 Water heating

Hot water is provided by a Baisi Combi boiler located in the cupboard off the kitchen. Hot water is provided instantaneously. 1

Hot water was supplied to taps however the purpose of activating the system was to check basic operation and not to test its efficiency or safety.

### G6 Drainage

There is a plastic soil pipe to the rear of the property. Plastic waste water pipes observed externally appear serviceable. 3

There are two inspection chambers to the rear garden, The lids to these inspection chambers have been lifted and no signs of recent blockage or serious damage are present.

Water was run through the system as part of the inspection, and water flowed freely through the inspection chambers.

Drainage is assumed to connect into the public sewer via a system which is likely to be shared with adjoining owners. Please see section I3.

Rainwater from the front bay was noted to discharge directly onto the ground in this area. Properties of this age are often constructed with limited foundations and it is essential that rainwater is not left to saturate the ground supporting these foundations as this can cause movement to the walls above. Please see section J1.

You advised to instruct a building contractor to provide formal below ground drainage to the rainwater from the front bay. Cost £1,000

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G

## Services (continued)

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G7

Common services

G8

Other services/features

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# Grounds (including shared areas for flats)

## Limitations to inspection

1 2 3 NI

H1  
Garage(s)

There is a detached single garage in the rear garden.

1

The walls are constructed with precast concrete. The roof is corrugated and suspected to contain an asbestos. The exact nature of the material can only be determined by laboratory testing.

Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed however workmen who carry out repairs and renovations should be advised of its presence so that they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the environmental health office of your local council. Normally the removal of asbestos products from buildings has to be carried out by especially licensed firms operating to stringent safety standards which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without utilising the specialists expensive facilities although obviously reasonable safety precautions should be taken to prevent the creation of dust, the spread and inhalation of dust by all persons within the building either during the operations or afterwards and the removed material disposed of to the appropriately licensed tip, the location of which can be ascertained from your local council. Asbestos cement products used for roof coverings are fragile and should not be walked upon. Its presence may deter some purchasers and future value could be affected by changes in legislation.

H2  
Permanent outbuildings  
and other structures

H3  
Other

There is a front garden/drive and larger rear garden.

Boundaries are timber fence panels supported of concrete supporting pillars, parts of these are in dated order and you may wish to address this.

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## I

# Issues for your legal advisers

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

## I1 Regulations

1. The property has been extended to the rear. Your legal adviser should ensure that there are appropriate consents for this.
2. A chimney breast has been removed in the kitchen. Your legal adviser should ensure that there are appropriate consents for this.

## I2 Guarantees

1. Heating and hot water test.

## I3 Other matters

Your legal adviser should investigate the following:

- 1) Shared drains / Sewers.
- 2) You should ask your legal advisor to confirm the properties tenure and explain the implications.

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## J

# Risks

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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.

<p>J1 Risks to the building</p>	<p>1) Drainage to the front bay. 2) Mining. 3) Gas safety check</p>
<p>J2 Risks to the grounds</p>	<p>1) Mining.</p>
<p>J3 Risks to people</p>	<p>1) Asbestos to garage. 2) Lead water pipes. 3) Unsafe stairs. 4) Gas safety check</p>
<p>J4 Other risks or hazards</p>	

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## K

# Energy efficiency

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

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

## K1 Insulation

This property is over one hundred years old, inevitably insulation provided in much of it's thermal envelope will be inferior to it's more modern counterparts. It is often unpractical and prohibitively expensive to improve insulation standards to a modern level. There are areas however where insulation could be improved:

- Loft insulation could be improved to 300mm.
- Rigid insulation board could be provided between joists at ground level.

## K2 Heating

Heating is provided by a Baisi Combi boiler which is over 10 years old. A new boiler would likely provide more efficiency. Heating controls could be improved to provide different heating zones.

## K3 Lighting

All light bulbs should now be replace with energy efficient bulbs.

## K4 Ventilation

Modern repair techniques often encourage the reduction of natural ventilation into living accommodation as a means of improving energy efficiency, in my opinion it is often harmful to reduce ventilation into older buildings such as this. Reduced ventilation can give rise to damp, condensation and timber decay.

When windows are replaced and efforts are made to reduce air flow from outside into the property and vice versa there is a real danger that condensation problems can occur in a property such as this. This should be considered when all repair works are undertaken.

In my experience installing at least one Positive Input Ventilation (PIV) system on a property of this age can reduce the risk of condensation.

## K5 General

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# Surveyor's declaration

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

Signature

Robert J Armstrong.

Surveyor's RICS number

1259412

Qualifications

MRICS

For and on behalf of

Company

Torus Surveyors Ltd

Address

Suite 116, 30 The Downs

Town

Altrincham

County

Cheshire

Postcode

WA14 2PX

Phone number

0161 929 7892

Website

www.house-survey.co.uk

Fax number

Email

info@house-survey.co.uk

Property address

1 Example Street, Example Town, Example County, EX1 8MP

Client's name

Mr E Example

Date this report  
was produced

14 October 2019

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# What to do now

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

## Getting quotations

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

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

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

## Further investigations

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

## Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact your surveyor.

## What the further investigations will involve

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

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

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

[https://isurvworksmart.com/Building\\_Survey\\_DHSSTE\\_updated\\_Dec16.pdf](https://isurvworksmart.com/Building_Survey_DHSSTE_updated_Dec16.pdf)

[https://isurvworksmart.com/leasehold\\_dhs\\_final.pdf](https://isurvworksmart.com/leasehold_dhs_final.pdf)

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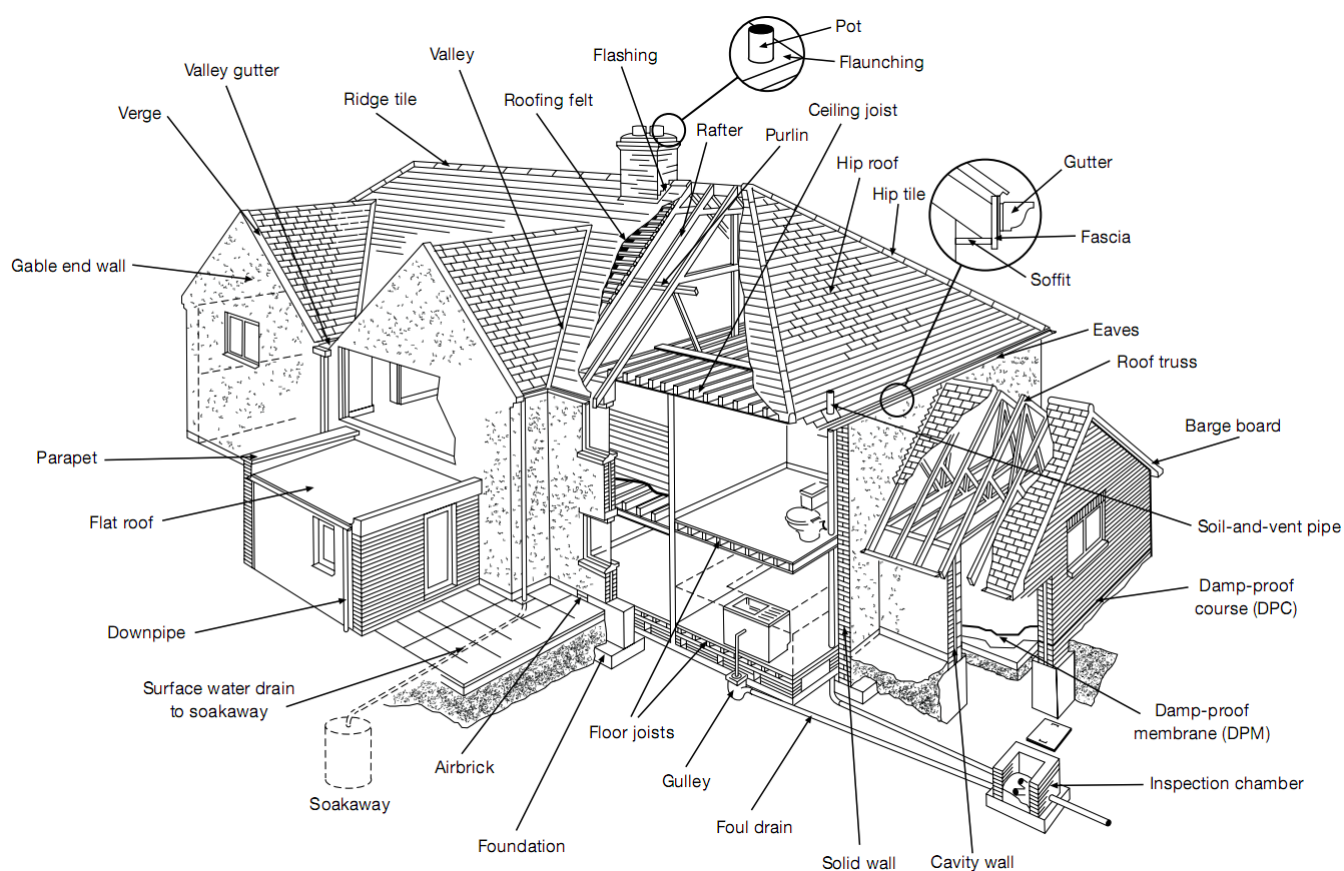
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# Typical house diagram

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



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