

RICS **Condition Report**

Property address

1 Example Street
Example Town
Example County
EX1 8MP

Client's name

Mr E Example

Date of inspection

09 October 2019

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Introduction to the report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- the construction and condition of the property on the date it was inspected;
- any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- defects or issues which may be hazardous to safety and where further enquiries are needed.

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

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B

About the inspection

Surveyor's name	Robert Armstrong		
Surveyor's RICS number	1259412		
Company name	Torus Surveyors Ltd		
Date of the inspection	09 October 2019	Report reference number	RA09102019154509
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	When I inspected the property, the weather was overcast. This followed a period of heavy rain.		
The status of the property when the inspection took place	The property was occupied and furnished, most floors were covered.		

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B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water heating and other services that can be seen, but we do not test them. We do not lift the to the inspection chambers of the underground drainage system.

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 E, F, G and H, 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 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 only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. We do not lift the covers to the inspection chambers of the underground drainage system.

We inspect the inside of the roof structure from the access hatch of the roof space if it is safe to do so (although we do not go into the roof space, move or lift insulation material, stored goods or other contents). We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents). Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.

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Summary of the condition ratings

This section summarises the condition ratings of the different elements of the property.

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

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

3

Section of the report	Element Number	Element Name
G: Services	G3	Water

2

Section of the report	Element Number	Element Name
E: Outside the property	E2	Roof coverings
	E4	Main walls
	E7	Conservatory and porches
F: Inside the property	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G: Services	G6	Drainage

1

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E3	Rainwater pipes and gutters
	E5	Windows
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F1	Roof structure
	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating

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About the property

Type of property	A 3 bedroom ex local authority terrace house.
Approximate year the property was built	1950
Approximate year the property was extended	
Approximate year the property was converted	
Information relevant to flats and maisonettes	

Accommodation

Floor	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1			1	1				
First		3	1						
Second									
Third									
Other									
Roof space									

Construction

The property is traditionally constructed with:

The main roof is pitched and covered with clay tiles.

The external walls are brick faced, and are of cavity construction.

The floors are of suspended timber and solid construction.

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D

About the property (continued)

Energy

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

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

Energy-efficiency rating

67

Environmental
impact rating

68

Mains services

The marked boxes show that the mains services are present.



Gas



Electricity



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil



None

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

Grounds

The property stands on an averaged sized site with a shared front yard and larger rear garden.

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E

Outside the property

Limitations to inspection

There was a limited view of parts of the rear roof pitch due to site constraints.

1 2 3 NI

E1
Chimney stacks

The is a brick built chimney stack towards the centre of the roof.

1

E2
Roof coverings

The main roof is pitched and covered with clay tiles.
A number of broken tiles were noted to the front roof pitch.
A loose ridge was noted to the centre of the roof.

2

E3
Rainwater pipes
and gutters

Rainwater fittings are formed in plastic.

1

E4
Main walls

The walls to the property are brick faced cavity construction.
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.
Systematic checks for damp were made to the inside face of external walls wherever possible using an electronic moisture meter. Dampness was present to all lounge walls.
Please see section J1.

2

E5
Windows

The windows are of PVCu incorporating double glazing.
A random selection of windows were operated and these operated freely.
The double glazing installation should have been installed by a FENSA Registered contractor. Your legal advisers should confirm a FENSA Certificate is available. See Section I1.

1

E6
Outside doors
(including patio doors)

External doors are PVCu, incorporating double glazing,
Both front and back doors operated freely.
Please see section E5: Windows with regards to FENSA certificates which is applicable to doors also.

1

E7
Conservatory
and porches

There is a small covered porch to the front of the property.
The roof is concrete, which is likely reinforced. The metal sides to this structure are corroding and will require repair.

2

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E

Outside the property (continued)

E8
Other joinery
and finishes

There are a mixture of timber and plastic fascias and soffits.

1

E9
Other

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F

Inside the property

Limitations to inspection

The roof space is accessible from the landing. In accordance with the remit of this inspection, it was visually inspected from a ladder (head and shoulders) and not entered, some areas were not visible from this vantage point.

1 2 3 NI

The roof space is inspected from the access hatch if it is safe to do so. The surveyor does not go into the roof space.

F1
Roof structure

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

1

F2
Ceilings

Ceilings are constructed of plasterboard.

1

There are a number of minor cracks and undulations especially to the rear right hand side bedroom ceiling but these are not of structural significance.

F3
Walls and partitions

Internal walls are solid construction.

1

A wall has been removed from within the kitchen, the vendor has indicated that this was removed in 2016.

Legal advisers should verify that local authority approvals have been obtained for this alteration. See Section I1

F4
Floors

Ground floors are solid construction with the first floors suspended timber construction.

1

F5
Fireplaces, chimney
breasts and flues

There is a chimney breast to the reception room which appear to travel through the bedrooms and loft above.

2

Flues are now redundant, these are not correctly ventilated.

F6
Built-in fittings (built-in
kitchen and other fittings,
not including appliances)

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

2

Some loose cupboard doors were noted.

F7
Woodwork (for
example, staircase
and joinery)

Internal joinery includes stairs, doors and frames.

1

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F

Inside the property (continued)

F8
Bathroom fittings

The sanitary fittings in the bathroom include a bath, sink and WC.

1

F9
Other

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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

1 2 3 NI

G1 Electricity

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

The meter and consumer unit are located in the cupboard off the front hallway.

1

From our visual inspection, the electrical installation such as the consumer unit, visible wires, plugs and switches appear modern.

No visual evidence of alteration or damage is evident.

There is a recent Test Certificate relating to the wiring and fittings. See Section I2.

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 is connected with a card meter located in the hallway cupboard.

1

I understand that there is a recent test certificate dated September 2019 relating to the gas appliances and fittings. This was not made available to me for inspection, and your legal adviser should check this. See Section I2.

G3 Water

Plumbing where seen was run in copper and lead pipes.

3

Lead pipework remaining within the properties boundaries should be replaced for health reasons. See Section J3.

G4 Heating

Central heating is provided by a Heatline Viso Combi boiler located in the cupboard off the kitchen.

1

The boiler serves a system of radiators

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Services (continued)

G5
Water heating

Domestic hot water is understood to be provided by the boiler. Please See Section G4 .

1

The covers to the inspection chambers of the underground drains are not lifted.

G6
Drainage

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.

2

There is a soil pipe to the rear of the property. This is cast-iron and corroding and needs to be repaired.

There is a single inspection chamber to the rear garden. The cover has been lifted and no signs of recent blockage or serious damage are present.

G7
Common services

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H

Grounds (including shared areas for flats)

Limitations to inspection

Parts of the rear garden were overgrown during my inspection and this did limit my inspection of some boundaries.

1 2 3 NI

H1
Garage

H2
Other

H3
General

The property sits in a larger than average sized plot.

The front yard appears shared with number 68 Example Road your legal adviser should ensure that appropriate rights of way are in existence for this area. Please see section I3.

There is a passageway which is shared with number 64 Example Road leading to the left hand side of the property and rear garden, again your legal advisers should confirm ownership of passageway, and ensure that appropriate rights of way are in existence. Please see section I3.

The rear garden does appear to have been neglected for some time.

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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 the 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 adviser this section of the report.

I1 Regulation

Your legal adviser should confirm the following are in existence:

- 1) Fensa Certificate.
- 2) Statutory consents for the removal of the internal wall in kitchen.

I2 Guarantees

Your legal adviser should confirm the following:

- 1) A gas safety certificate dated September 2019 is available.
- 2) A test certificate relating to the electrical installation.

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.
- 3) Rights of way, management arrangements and ownership of the front yard and side passageway.

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Risks

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

J1
Risks to the building

1. Damp.

J2
Risks to the grounds

J3
Risks to people

1. Safety glass.
2. Lead pipes.

J4
Other

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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

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

Client's name

Mr E Example

Date this report
was produced

13 October 2019

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K

Surveyor's declaration (continued)



In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser
https://isurvworksmart.com/Condition_report_DHSSTE_updated_Dec16.pdf
https://isurvworksmart.com/leasehold_dhs_final.pdf

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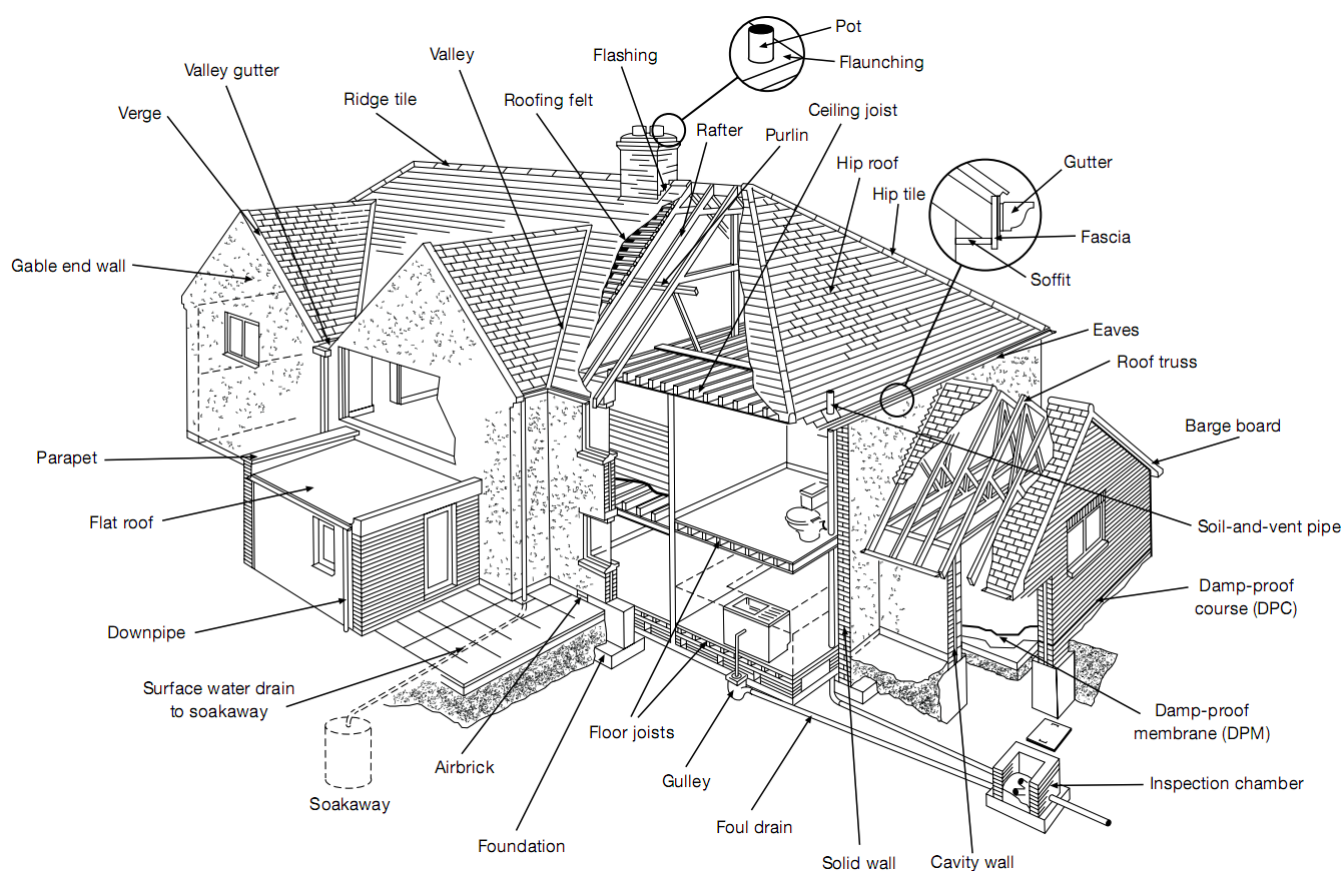
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Typical house diagram

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



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Front Elevation



Rear Elevation

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