





LEVEL 3

# Your survey report

**Property address** 

1 Example Street Example Town EXM PLE

Client's name Mr E Example

**Inspection Date**1st September 2021

Surveyor's RICS number 1259412

3



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# About the inspection and report

This RICS Home Survey – Level 3 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.





# **About the survey**

# As agreed, this report will contain the following:

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

# About the report

#### We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- · provide detailed advice on condition
- · describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 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.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- 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.
- 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 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 sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.





Please refer to your **Terms and Conditions** report sent on the 1st August 2021 for a full list of exclusions.





# **About the inspection**

# Surveyor's name Robert Armstrong MRICS Surveyor's RICS number 1259412 Company name Torus Surveyors Ltd Date of the inspection Report reference number 1st September 2021 Example Level 3 Related party disclosure I am not aware that there is any conflict of interest as defined in the RICS Rules of Conduct Full address and postcode of the property 1 Example Street **Example Town EXM PLE** Weather conditions when the inspection took place During the inspection it there was light intermittent rain The weather in previous weeks had been cold and dry Status of the property when the inspection took place

The property was occupied and but unfurnished. The floors were part covered.





# **Overall opinion**

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

# Important note

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



B

# **Condition ratings**

# Overall opinion of 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.



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'.



# 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
Building Regulations Consents	Your solicitor must confirm that all necessary statutory consents have been obtained for the extensive alterations to the property. Please see section H1 for full details.	NO



# 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
D4	Main walls
F2	Gas/oil
F3	Water



# 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
D1	Chimney stacks
D2	Roof coverings
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E2	Ceilings
E3	Walls and partitions



Element no.	Element name
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings



# 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			
D3	Rainwater pipes and gutters			
D8	Other joinery and finishes			
E5	ireplaces, chimney breasts and flues			
F1	Electricity			
F4	Heating			
F5	Water heating			
F6	Drainage			
G1	Garage			



# **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

# Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)	
D1 - Chimney Stacks	£300	



Repairs	Cost guidance (optional)		
D2 - Roof Coverings	£6,000		
D4 - Main Walls	£6,000		
D5 - Windows	£3,000		
D6 - Doors £100			
E1 - Roof Structure £200			
E2 - Ceilings £2,500			
E3 - Walls	£5,000		
E7 - Woodwork £300			
F2 - Gas £250 Gas safety check o			
F3 - Water	£1,500		

**Further Investigations**Further investigations should be carried out before making a legal commitment to purchase the property.

Section F2: Gas Safe registered contractor inspect the system and all appliances prior to future use





# **About the property**

# This section includes:

- About the property
- Energy efficiency
- · Location and facilities





# **About the property**

Approximate year the property was built

# Type of property

A period detached house. All directions given in this report assume the reader is standing on Example Road facing the subject property.

890	
pproximate year the property was extended	
pproximate year the property was converted	
formation relevant to flats and maisonettes	
onstruction	
he property is traditionally constructed with:	

The main roof is pitched and covered with clay tiles.

The main external walls are brick cavity and solid construction.

The floors are mostly suspended timber construction, however floor in the kitchen is solid construction.

The load from the roof is transferred to the external and internal structural walls. The floors are also supported off external and internal structural walls. The load from walls are then transferred to the external ground via foundations.

Most of the property was constructed approximately 130 years ago. It is therefor 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 many 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 extending and removing walls. Some 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 can give rise to damp, condensation and timber decay.



# Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	3			2	1	1		
First		5	3					

# Means of escape

The front bedroom window could potentially be used as a means of escape in the event of fire.

There are no fire alarms within the property. I would recommend that the property is fitted with at least two mains powered and battery back up fire alarms.





# **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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating
E - 57
Issues relating to the energy efficiency rating
Mains services
A marked box shows that the relevant mains service is present.
Gas Electric Water Drainage
Central heating
Gas Electric Solid fuel Oil None
Other services or energy sources (including feed-in tariffs)
The property has a solar water heating panel to the rear roof pitch.
Other energy matters
Carlot onorgy matters





# Location and facilities

#### **Grounds**

The property stands on a good sized plot of approximately 2 acres.

There is a smaller front and larger rear garden.

#### Location

The property is in an semi rural area.

#### **Facilities**

The property is located approximately 2 miles south of Knutsford where a wide variety of leisure and retail facilities can be found.

#### Local environment

Cheshire has been the subject of Brine Extraction and enquiries should be made with all the relevant authorities in this respect. This report assumes the property is unaffected by past and current brine extraction activities. Please see section I3.

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section I1 Risks).

The property is understood to be in a flood risk area. Your legal advisor should investigate this risk, including if there is a history of flooding. You should ensure that buildings insurance is available under standard terms prior to your legal commitment to purchase.

# Other local factors

The property is located within an area which is likely to be impacted by the proposed High Speed rail link route. In the future there will be temporary disruption during the construction of the rail link. Once the construction is completed, there will be the ongoing impact of the rail link and the associated affect on the quiet enjoyment of the property.



# **Outside the property**





# Full detail of elements inspected

# Limitations on the inspection

The roof slopes are underlain therefore all battens and tile fixings were hidden from view.









# **D1 Chimney stacks**

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.



Modern chimney stack designs incorporate barriers intended to reduce dampness below roof level. Such precautions will not 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. Apron flashing was low in part this needs repair. This is causing damp penetration into the loft loft below.

Vegetation could be seen growing from the stack, ideally this be removed.

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 therefor recommend that repair work is enacted within one year.

Estimated cost: £300. Please note this does not include scaffolding if this is required this will increase the cost of any repair significantly.



Photo - 2 Chimney stack



Photo - 3 Loose step flashing



### **D2 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 delaminating 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.

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 recovered 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.



Photo - 4 Central valley gutter.



Photo - 5 Tingles to the rear roof slope

2





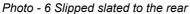




Photo - 7 Side roof slope

# D3 Rainwater pipes and gutters

Rainwater fittings are formed in plastic.

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 is 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.



Photo - 8 Loose downpipe to the rear

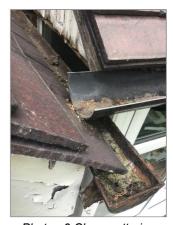


Photo - 9 Clean guttering

# **D4 Main walls**

The main external walls are brick faced cavity construction at approximately 275mm thick, with a bitumen damp proof course.

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, dampness is present at to the base of the front hall and dining room walls, side kitchen and rear lounge walls. A large amount of storage and furniture did impede testing elsewhere i suspect further areas of dampness will become apparent when the property is cleared. Further specialist investigation is required.

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. There is a risk that the metal ties normally built into the wall cavities of buildings or extensions constructed before 1982 will corrode. Given the age of this property a precautionary cavity wall tie check is advisable.

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. I did note the absence of a lintel to the outer leaf on the rear kitchen window. Minor cracking over has occurred as a result this does not appear serious.

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 longstanding and no evidence of recent significant movement was identified to suggest instability in the structure.

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.

You are advised to:

1) Instruct a Property Care Association (PCA) registered specialist contractor to provide a report and quotation for the work required to prevent damp and to investigate the condition of the cavity wall ties.

With regards to the dampness the exact cause of high damp readings requires destructive investigation including salt / plaster testing. However the majority does appear to be rising damp; the reading patterns would suggest that some moisture is rising from the ground; The contractor should consider hacking off of plaster works to the affected internal face of walls to a level of 1 meter above floor level, the provision of a chemical injection damp proof course at the base of the wall and the plastering of walls with a specialist salt / damp resistant plaster.

With regards to the cavity wall ties. The replacement of corroded cavity wall ties may require the employment of a structural engineer or specialist contractor conversant with BRE Information Papers 6/86, 16/88, 12/90 and 13/90; BRE Current Paper 3/81; BRE Defect Action Sheets 115 and 116; BRE Digest 329 'Installing wall ties in existing construction', and Digest 401 'Replacing wall ties'. Costs can vary substantially but as a very rough guide if the cavity wall ties require replacement to the front elevation a figure of £1,500 could be appropriate.

2) Instruct a competent contractor to provide a report and quotation for the remaining work outlined in this section.

Estimated Total Cost £6,000





Photo - 10 Bitumen damp proof course



Photo - 11 Sealed cavity vents



Photo - 12 Junction of rear extension, no movement



Photo - 13 Dampness to the base of the lounge walls.



Photo - 14 Rear elevation



Photo - 15 Spalled window sill





Photo - 16 Undulation to the gable wall



Photo - 17 Cracking over kitchen window

#### **D5 Windows**

Windows are timber framed incorporating single glazing.

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



Photo - 18 Rot to kitchen window



Photo - 19 Rot to lounge window

2



# D6 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.	
You advised to instruct a competent building contractor to provide a quotation for the repairs to the base of the frame.	
Estimated Cost: £100	
D7 Conservatory and porches	
	$\bigcirc$
D8 Other joinery and finishes	
D8 Other joinery and finishes  There are timber fascia and soffits on the property.	1
	1
There are timber fascia and soffits on the property.  These are comparatively new but will inevitably deteriorate, it is recommended that these	1
There are timber fascia and soffits 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.	1





# **Inside the property**





# Inside the property

# Limitations on the inspection









# **E1 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.



The roof frame is of traditional timber purlin and rafter design. The purlins have moved slightly and as a result rafters have been packed for increased support. A minor split was noted to one of the rafters. This is typical in houses of this age and is not serious.

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 modern breathable 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



Photo - 20 Purlin within loft



Photo - 21 Purlin has been packed to support rafters.





Photo - 22 Split to rafter within loft

### **E2 Ceilings**

Most of the internal ceilings are dated lath and plaster.

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. There was excessive cracking and poor plaster key to the all of the bedroom ceilings and to a lesser extent to the front reception room ceiling. Re-plastering works will be required.

Polystyrene tiles are fixed to the bathroom ceiling these constitute a safety hazard because they are flammable and give off poisonous fumes in a fire. These should be removed now. This may damage the ceiling underneath requiring more extensive repairs.

I would advise that the lath and plaster ceilings are hacked down in the bedrooms and front reception room, any protruding nails left in the joists should then be removed. New plasterboard could be fitted and skimmed as appropriate.

You should remove expanded polystyrene ceiling tiles and adhesive and prepare ceiling which at this point is an unknown quantity.

# Estimated Cost £2,500



Photo - 23 Cracking and deflection to bedroom ceiling



Photo - 24 Cracking to reception room ceiling

2



### E3 Walls and partitions

Internal walls are solid and stud construction.

Some areas of loose and deteriorated plaster were noted. Areas of the plaster have become loose causing a hollow sound when tapped to the stud walls to the first floor. This will be difficult to repair as large areas of plaster will be dislodged by the repair work itself. It may be more economical to replace much of the surrounding plaster. Elsewhere numerous areas of poor and damaged plaster were noted. Areas of re-plastering will be required prior to redecoration.

Internally there was a large amount of mould growth to walls. This is indicative of condensation, as this was not damp during my inspection. This will be an inerrant problem with these solid external walls, improving ventilation may help to reduce this. Please see section J4.

Decorations are in a poor order, wall paper will need to be stripped and redecorated. The condition of the plaster below at this stage is an unknown and i have assumed this to be in adequate condition.

Estimated cost Of redecorating and re-plastering Works £5,000. Please note this is a very rough figure. Once older damaged paper is removed further areas of poor plaster key may well become apparent.

Cracking was noted the to the bathroom tiles. These are not considered to be serious in a property of this type and age.



Photo - 25 Cracking to bathroom tiles



Photo - 26 Mould growth the gable wall not damp

#### **E4 Floors**

The main ground and all first floors are suspended timber.

2

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 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



Photo - 27 Rot around chimney breast



Photo - 28 Sub floor space under lounge

# E5 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.



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 I1.

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 with a flue brick or plastic louvre. Estimated cost £100.

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

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



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.



Photo - 29 Kitchen fittings.

# E7 Woodwork (for example, staircase joinery)

Internal joinery includes stairs, doors and frames.

2

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 I3.

Other items of internal joinery are in good condition.

Estimated cost in providing balustrade £300

#### E8 Bathroom fittings

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



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.

It was noted there was no extract fan in the family bathroom and you may wish to consider installing one during routine maintenance. Please see section J4.

There is some staining to the hallway ceiling. This was not damp during my inspection, however



this may indicate an intermittent fault with the bathroom fittings. This ceiling should be carefully monitored once the property is occupied. If further dampness occurs this should be investigated by a competent plumber, destructive investigation below floor boards and behind bathroom fittings may be required.



Photo - 30 Bathroom

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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.





# **Services**

### Limitations on the 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.









### 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.

Mains electricity is connected.



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.

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 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.



Photo - 31 Consumer unit

#### 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.

A mains gas supply appears connected with a meter located in cupboard by the kitchen door. The supply pipework is comparatively dated and in lead 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.

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I recommend an inspection of the installation and appliances etc. by a Gas Safe registered contractor prior to future use.

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



Photo - 32 Gas meter with dated lead pipes

### F3 Water

A stop cock appears to be located to the cupboard under the stairs., although this was not tested.



Plumbing, where seen, is run in copper, plastic and lead pipes, most areas were hidden from view.

The supply pipe servicing the stop tap was in lead. 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. It does appear that this service pipe work has not been replaced, this should be replaced for health reasons.

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 dwelling 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 Utilites may offer to cover cost of replacement of their part of the communication pipe, however this is at there discretion. If they do not agree to meet this cost, the cost of lead replacement could potentially be substantially larger that the figure provided below. It



is also possible that they may refuse to replace their part of the communication pipe at all.

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 £1,500.

Please note this cost is a very rough guide. It may vary substantially depending on the layout and arrangement of underground pipework, and whether the water supply pipe is shared with adjoining owners. It is possible that if the water supply pipe does not travel from the road to the front of the property. In this scenario the cost of this repair will be substantially more or not possible at all.

# F4 Heating

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



Hot water is provided instantaneously whilst room heating is from panel radiators within principal rooms.

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 it's 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.



Photo - 33 Gas combination boiler

# F5 Water heating

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





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.

# F6 Drainage

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



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.



Photo - 34 Clear inspection chamber on lawn



Photo - 35 Clear inspection chamber

# **F7 Common services**







# **Grounds** (including shared areas for flats)





## **Grounds (including shared areas for flats)**

imitations on the inspection	_
1 2	3
31 Garage	
There is a detached single garage in the rear garden.	
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.	
62 Permanent outbuildings and other structures	
	(
G3 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.	





## 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.





## Issues for your legal advisers

#### **H1 Regulation**

- 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.

#### **H2 Guarantees**

1. Heating and hot water test.

#### **H3 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) The property is understood to be in a flood risk area. Your legal advisor should investigate this risk, including if there is a history of flooding. You should ensure that buildings insurance is available under standard terms prior to your legal commitment to purchase
- 4) Cheshire has been the subject of Brine Extraction and enquiries should be made with all the relevant authorities in this respect. This report assumes the property is unaffected by past and current brine extraction activities.



## **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.



П

## **Risks**

#### I1 Risks to the building

Electrical safety check.						
2. Gas safety check.						
3. Damp.						
I2 Risks to the grounds						
I3 Risks to people						
1. Gas safety check.						
2. Electrical safety check.						
3. Possible Asbestos.						
4. Lead pipes.						
I4 Other risks or hazards						





## **Energy matters**

This section describes energy-related matters for the property as a whole. It takes into account 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.



J

### **Energy matters**

#### J1 Insulation

This property is thought to be over eighty 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 where insulation could be improved:

Loft insulation could be increased to 300mm.

#### J2 Heating

Heating is provided by a very dated boiler i would recommend that you replace this with a modern condensing boiler.

#### J3 Lighting

I would recommend that low energy lighting is fitted throughout.

#### J4 Ventilation

This property obviously has suffered from condensation problems in the past; 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.

I would recommend a mechanical extract vent is fitted to the bathroom.

J5 General			





## Surveyor's declaration





## Surveyor's declaration

Surveyor's RICS number	Qualifications					
1259412	MRICS					
Company						
Torus Surveyors Ltd						
Address						
Suite 116, 30 The Downs , Altrincham , WA14 2PX						
Phone number						
0161 929 7892						
Email	Website					
info@house-survey.co.uk	https://www.house-survey.co.uk					
Property address						
1 Example Street Example Town EXM PLE						
Client's name	Date the report was produced					
Mr E Example	6th November 2021					
I confirm that I have inspected the property and prepared this report.						
Signature						
AA						





## What to do now





## 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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

#### **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 their 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.





# Description of the RICS Home Survey – Level 3 service and terms of engagement





## Description of the RICS Home Survey – Level 3 service and terms of engagement

#### The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- · provide detailed advice on condition
- · describe the identifiable risk of potential or hidden defects
- · propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal 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 and communal 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 or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

#### Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that 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 the regulations), 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

#### **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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.



#### 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 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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



#### Standard terms of engagement

- **1 The service** The surveyor provides the standard RICS Home Survey Level 3 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:
- · schedules of works
- · supervision of works
- re-inspection
- detailed specific issue reports
- · market valuation and re-instatement cost, and
- negotiation.
- **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).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

- **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. 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.





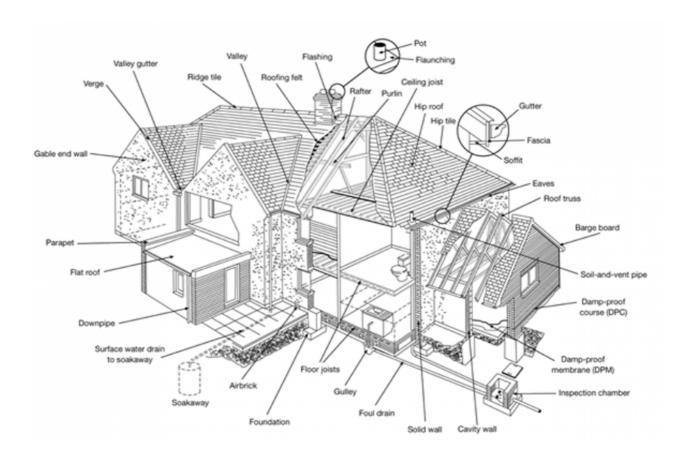
## **Typical house diagram**





## 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...

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