

LEVEL 2

Your survey report

Property address

11 Tom Price Close, Cheltenham, GL52 2LE

Client's name

Mrs. J. McCormick

Consultation date (if applicable)

Inspection date

13th September 2023

Surveyor's RICS number

0074248

2

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Graeme Price BSc MRICS

Surveyor's RICS number

0074248

Company name

Lifely Surveyors Ltd

Date of the inspection

13th September 2023

Report reference number

0230331

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

It is disclosed that occasionally a gift of a value not exceeding £20.00 in any one case may be provided to related parties to a transaction regarding advertising our services.

Full address and postcode of the property

11 Tom Price Close, Cheltenham, GL52 2LE

Weather conditions when the inspection took place

At the time of our inspection it was dry and this was preceded by a period of changeable weather.

Status of the property when the inspection took place

The property was unoccupied and unfurnished. There were fully fitted floor coverings in all rooms.

B

Overall opinion

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

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

Important note

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

B

Summary of condition ratings

Overall opinion of property

The property is, on the whole, in reasonable condition. However, it does need a number of repairs and you must obtain quotations/estimates for the remedial work before exchange of contracts so that all your costs are known before committing to 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
C	An updated EPC assessment.	
D5	Building Control documentation and/or the FENSA (or equivalent) certification and guarantees for the double glazing installation;	
D6	Building Control documentation and/or the FENSA (or equivalent) guarantee certificates for the double glazing.	
F1	Test certification for the main electrical installation;	
F4	Installation and service records for the storage heaters;	
F5	Installation and service records for the hot water cylinder; electric shower;	



Elements that require urgent attention

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

Element no.	Element name
F1	Electricity
F4	Heating
F5	Water heating

B

Condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D8	Other joinery and finishes
E7	Woodwork
F6	Drainage
G2	Permanent outbuildings

1

Elements with no current issues

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

Element no.	Element name
D4	Main walls
D6	Outside doors
D9	Other
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings
E8	Bathroom fittings
E9	Other
F3	Water

B

Condition ratings



Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E5	Fireplaces, chimney breasts and flues
F2	Gas/oil
F7	Common services
G1	Garage

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a two storey end-terraced house. The front of the building faces approximately north west and all directions in this report are given as if viewing the property from the front.



Front.



Rear.

Approximate year the property was built

1983

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The external walls are of timber frame, brick clad, construction. The roof is pitched and covered with tiles. Internally, the floors are of timber and solid concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1				1			
First		2	1					
Second								
Third								
Other								
Roof spaces								



Energy efficiency

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

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

Energy efficiency rating

The Energy Efficiency Rating is E50.

Issues relating to the energy efficiency rating

The EPC (Energy Performance Certificate) may well be inaccurate as the energy assessor has made mistakes by miss-describing the construction of the property as it is of timber framed construction. The insulation in the roof space has also been upgraded since the date of the certificate on the 17th April 2018. Your legal adviser should request an updated/revised EPC (Energy Performance Certificate) which takes into account the comments made in this report.

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 electricity is supplied in part on an off-peak tariff.

Other energy matters



Location and facilities

Grounds

The property has a small front garden and a rear garden. There is a path to the side of the house. There is an attached bin store to the front of the property.

There is a designated parking space in the shared parking area to the side. Street parking is also available. Parking times are, however, restricted. A residents' parking scheme operates in the immediate area.

Location

The property is on a small housing association residential estate which is located in a mixed residential and commercial area convenient for Cheltenham town centre.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is also readily available.

There is a school within walking distance.

Local environment

The property is on a flat site.

The environment agency flood risk map indicates a high risk of surface water flooding in this area. We are not, however, aware of the property having been affected by any flooding. Your legal adviser should make further enquiries about the possibility of flooding in the future and we refer you to our recommendations in Section H.

The property is located in an area of shrinkable subsoil and we refer you to our comments later in this report and in Section I.

The property is within a conservation area and a number of planning restrictions may therefore be in force. Your legal adviser should make further enquiries about this and we refer you to our comments in Section H. Your legal adviser should also discuss whether such restrictions affect any repairs and improvements that may be needed now or in the future.

D

Outside the property



Outside the property

Limitations on the inspection

There were no serious limitations to our inspection externally.

D1 Chimney stacks

1 2 3 NI

There are no chimney stacks.

(NI)

Not inspected.

D2 Roof coverings

The roof is pitched and covered with interlocking concrete tiles. The roof is lined internally with sarking felt.

2

Condition.

The roof covering appears in acceptable condition for its age but it is weathered. Moss growth was noted on the surface of the tiles and this should ideally be treated and cleaned off.

Such defects are not unusual and the repair work needed would usually be undertaken as part of an annual building maintenance programme. However, you must obtain quotations for the work so that all costs are known before you commit to the purchase of the property. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 2.

Advice/Warnings.

Because of access difficulties, specialist equipment will be needed which may increase costs.

The felt lining under the roof covering can become brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom of the roof and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be repaired/replaced as soon as any deterioration is seen.

D

Outside the property

D3 Rainwater pipes and gutters

The property is served by plastic gutters which run into the gutters on the adjoining house.

2

Condition.

The gutters are leaking at joints. They should be cleaned out and overhauled as necessary.



Leaking gutter joint.

Condition Rating 2.

Because of access difficulties, specialist equipment will be needed which may increase costs.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.

D

Outside the property

D4 Main walls

The walls are of modern timber framed cavity construction which consists of a factory made structural timber inner leaf which is then clad with a separate outer skin of brick. These are approximately 275mm (11") thick. Internally, the external walls have been finished with plasterboard. The walls contain a plastic damp-proof course. 1

Condition.

The walls are in satisfactory structural condition with no significant defects apparent. The external surfaces are also in good order. We also found no signs of rising damp in the walls and the damp-proof course appears effective.

Condition Rating 1.

Advice/Warnings.

The subsoil in the area is of a shrinkable nature which can cause foundation movement in some buildings. The risk is increased if drainage is defective and when prolonged dry spells of weather occur.

The proximity of the large tree close to the property could affect foundations, the underground drains and possibly other services. We therefore refer you to our comments and advice later in this report.

The main walls are of timber frame construction but we cannot comment in detail upon the condition of the internal timber frame without considerable opening up of the structure. The specialist nature of the construction also demands a different approach from that for traditional masonry structures. When considering alterations or extensions, professional advice should always be obtained.



Outside the property

D5 Windows

The property has double glazed plastic windows.

2

Condition.

The windows are generally in satisfactory condition. The cover is, however, missing from the sill end to the kitchen window and this should be replaced.

Condition Rating 2.

Advice/Warnings.

Since 2002, double glazing should have either Building Regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTAS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H.

Whilst there were no signs of misting between the glazing panes, the double glazing has been in for some time and the edge seals around the glazing spacers will have aged and hardened and therefore will not be as effective as when first installed. When these seals fail the appearance of moisture between the panes very much depends upon the glazing's orientation, the internal and external temperatures and the humidity which will vary from time to time. This problem cannot always be seen during a single visit as the misting will also come and go during normal seasonal changes. In addition to these edge seals stopping water ingress, double glazing frames should contain drainage channels to allow any rainwater which bypasses the glazing gaskets to drain away. As such integral channels could not be seen, we cannot confirm such drainage has been incorporated or whether it is fully functioning as the channels do block over time. Bearing in mind these issues and the fact that the double glazing is old, it would be prudent to set aside monies for replacing some of the double glazing units in the near future as any enforceable guarantees for the installation may well have expired. In addition, the handles, catches and hinges are of an age when they will need more repair and upkeep to ensure windows operate properly.

The junction between the window frames and the surrounding walling is frequently a source of water penetration, particularly during severe weather conditions. Although no significant defects were found, the junctions should be checked regularly and any jointing material/sealant kept in good condition.



Outside the property

D6 Outside doors (including patio doors)

The property has a partly double glazed composite front door. There is also a double glazed plastic single door on the rear of the property.

1

Condition.

The doors are in satisfactory order.

Condition Rating 1.

Advice/Warnings.

We refer you to our previous comments in respect of the double glazing, the weatherproofing seals and the need for regulatory approval for the installation.

As the handles, locks and hinges are of some age they will require more attention and maintenance than normal.

Water penetration can occur in bad weather if the junctions around door frames and adjoining walls is not properly sealed. Whilst we found no serious problems, like windows, such areas should be regularly checked and re-sealed if they become defective.

D7 Conservatory and porches

There are none.

(NI)

Not inspected.

D

Outside the property

D8 Other joinery and finishes

The external joinery comprises of fascias, soffits and verge closers. These are made of various materials including timber, plastic and fibre cement. 2

Condition.

The joinery is weathered but generally in reasonable order for the age of the property. However, the soffit board adjacent to the extractor fan outlet to the rear right-hand side of the property is damaged and needs to be repaired or replaced.



Damaged soffit board.

The external decorations - condition.

The external decorations to the timber joinery are beginning to deteriorate in a few places. General overhaul is required.

Such defects are not unusual and the repair work needed would usually be undertaken as part of an annual building maintenance programme. However, you must obtain quotations for the work so that all costs are known before you commit to the purchase of the property. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 2.



Outside the property

Advice/Warnings.

Because of access difficulties, specialist equipment will be needed which may increase costs.

The soffit boards may contain asbestos but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. As the soffit board is damaged and needs repair, a more detailed investigation is required before any work can go ahead. You should ask a specialist licensed asbestos removal contractor to inspect and advise you on the costs of removing any asbestos based material before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'. This could lead to ill health. You must also take note of our comments in Section I - Risks.

D9 Other

The front canopy.

1

There is a concrete tile covered porch canopy on the front of the property.

Condition.

The canopy is in satisfactory condition with no obvious significant defects. Moss growth on the surface of the tiles should, however, ideally be treated and cleaned off.

Condition Rating 1.

Advice/Warnings.

The fibre-cement lining beneath the canopy roof may contain asbestos but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. This could lead to ill health. You must also take note of our comments in Section I - Risks.

E

Inside the property



Inside the property

Limitations on the inspection

Within the roof space the presence of a considerable amount of insulation laid over ceiling joists and the lagging around tanks and pipes obstructed our investigation of the area.

The tiled surfaces and walls behind fitted furniture and cupboards could not be tested with a moisture meter.

The fitted carpets and floor coverings throughout the property also restricted our inspection of the floors.

The stair carpet restricted our assessment of the staircase and its structure.

Advice/Warnings.

Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection.

E1 Roof structure

1 2 3 NI

The roof space was entered through a hatch in the landing ceiling. The roof is formed with factory made timber roof trusses. The roof space is insulated with a mixture of mineral wool and fibreglass quilt.

1

Condition.

The roof structure is in satisfactory order. The roof insulation is also adequate where visible.

Condition Rating 1.

Advice/Warnings.

Some condensation staining was noted in the roof space. It is important that insulation material is kept clear of the eaves vents in order to allow a satisfactory through-flow of air and reduce the risk of condensation.



Inside the property

E2 Ceilings

The property has plasterboard ceilings. These have textured finishes.

1

Condition.

The ceilings are generally in satisfactory condition, but the ceiling in the rear right-hand corner of the living room is warped / uneven and stained as a result of leaking having occurred around the bath in the past. No damp reading was recorded at the time of inspection, however you are referred to section E8: Bathroom fittings.

Some minor cracking and damage was noted to the textured ceiling finishes in places and localised repairs will be required in conjunction with redecoration.

Condition Rating 1.

Advice/Warnings.

Cracking often occurs due to movement of the floor above and normal shrinkage of the material. The cracking is not considered serious or significant. If repaired and filled, the cracking may re-occur from time to time.

The textured ceiling finishes may contain asbestos but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. As localised damage was noted to textured finishes, a more detailed investigation is required before any work can go ahead. You should ask a specialist licensed asbestos removal contractor to inspect and advise you on the costs of removing any asbestos based material before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.



Inside the property

E3 Walls and partitions

The property has plasterboard lined internal walls. These have been mostly plastered and painted with some wall tiling in the bathroom and kitchen. 1

Condition.

The walls and partitions are in satisfactory order. Except for some minor cracking, the plaster finishes are also in acceptable condition. We also found no signs of any rising damp in the walls.

Condition Rating 1.

Advice/Warnings.

Cracks in plaster often occur due to normal shrinkage over time and slight movement between sheets of plasterboard but this is not considered serious or significant. If the cracks are repaired and filled, they may re-occur from time to time.

Some condensation staining was noted internally, for example on the inside of the window frames / openings. Mould and black staining can occur when excessive amounts of condensation form on very cold internal surfaces as a result of poor ventilation, inadequate heating and insufficient thermal insulation. To reduce this risk and further disrepair, ventilation and heating should be controlled and balanced so that moisture laden air is removed without too much heat loss.

E4 Floors

The ground floor is of solid concrete construction. The first floor is formed in timber. Where visible, floors have a mixture of vinyl sheet, chipboard and carpeted finishes. Floor coverings restricted close examination of the floor surfaces. 1

Condition.

The floors are in satisfactory condition with no obvious serious defects. The first floor surface does move and creak underfoot, however this is commonly seen with chipboard floor coverings in properties of this age. No significant instability was apparent but some refixing of the chipboard may be necessary when carpets are lifted.

Condition Rating 1.



Inside the property

E5 Fireplaces, chimney breasts and flues

The property has no fireplaces.

(NI)

Not inspected.

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

There are relatively modern built-in fittings in the kitchen.

1

Condition.

The built-in fittings are in fair condition consistent with their age but are fairly basic and a little dated. We have not carried out any tests and therefore cannot report on whether such fittings are fully functional. Some wear and tear was also noted, for example, minor damage to work surfaces and cracked / flaking paintwork to units.

Condition Rating 1.

Advice/Warnings.

As the built-in fittings are of basic quality and a little dated, you may wish to refit.

E7 Woodwork (for example, staircase joinery)

The woodwork in this property comprises of timber doors and skirting boards. There is also a steel spiral staircase with timber treads.

2

Condition.

Internal joinery is generally in fair condition, consistent with a property of this age. Some defects were, however, noted including the following:-

The bathroom door is holed.

The glass in the in the top of the bathroom door frame does not have a British Standard safety rating. This could lead to accidents. You must also take note of our comments in Section I - Risks.

The spiral staircase moves slightly under-foot, however this is commonly seen with staircases of this type and no significant instability was apparent at the time of inspection.



Inside the property

The internal decorations - condition.

Internal decorations are generally poor and need overhaul.

You must ask an appropriate person to advise you on the cost of any remedial/replacement work needed before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 2.

E8 Bathroom fittings

There are modern bathroom fittings in this property.

1

Condition.

The fittings are generally in satisfactory condition. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability.

Condition Rating 1.

Advice/Warnings.

Whilst no damp was found, the chipboard finished floors next to bathroom fittings are particularly vulnerable to rapid decay and failure should spillage or leakage occur. Such areas should be inspected regularly and when annual maintenance is carried out.

Large amounts of water are produced by showers, particularly if such showers are power assisted. The junctions between walls and floors and the seals around shower enclosures, shower trays and waste outlets must always be kept in good condition to stop leakage. These areas should be inspected frequently for any signs of failure as damp and decay can occur over time through even the slightest amount of seepage.

The seals around all bathroom fittings must be renewed regularly to prevent seepage and damp occurring.

We do not test mechanical extractor fans. The hidden ducting to such fans can become easily detached resulting in large amounts of water vapour entering the construction causing decay and deterioration. Such connections should be checked when annual servicing is carried out to fans.



Inside the property

All electrical bathroom fittings must be inspected and tested periodically to ensure their safe use in a wet environment and we refer you to our comments in Section F1.

E9 Other

Fire/Security precautions and alarms.

1

There are smoke/fire alarms in the living room and on the landing. We cannot confirm that alarms have been installed correctly or that they are fully operational. All alarms should be checked preferably before taking up occupation or if this is not possible, on the day of occupation.

Condition Rating 1.

Advice/Warnings.

This property is likely to suffer from condensation and mould problems due to the lack of trickle vents in windows to provide a minimal amount of permanent background ventilation and old inefficient electric storage heaters. To reduce this risk, you should consider improvements to the above as well as carrying out the necessary repair/maintenance work to keep the property in good order.

In addition to the asbestos mentioned earlier in this report, properties of this age and type are likely to contain other asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly.

F

Services

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



Services

Limitations on the inspection

Wiring to electrical circuits is largely contained within the structure and not visible.

Pipework to the plumbing system is partially concealed and our inspection was restricted.

The lagging jackets around the water tanks and pipes prevented close inspection of these items.

The soil and vent pipe is hidden and could not be inspected.

Advice/Warnings.

Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection.

F1 Electricity

1 2 3 NI

Safety warning: Electrical Safety First 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 Electrical Safety First.

The meter can be found in the attached store. An off-peak tariff is available. The consumer unit is in the living room. The consumer unit contains RCDs (residual current devices) to protect users should there be a defect with the installation.

3

Condition.

The electrical installation appears satisfactory with no obvious visual defects but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety.

The sticker on the consumer unit states that the electrical installation was inspected and tested in January 2021. We do not know of a recent test on the electrical installation within the last 12 months. This could lead to a fire and accidents. You must also take note of our comments in Section I - Risks.

You must ask an approved electrical engineer to inspect and test the electrical installation and report to you before exchange of contracts as 'Electrical Safety First' (formerly the Electrical Safety Council) recommends a periodic inspection when buying a previously occupied property. The electrical engineer must be registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC are (www.niceic.com/)) or with the Electrical Contractors Association, (ECA (www.eca.co.uk/)). For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled



Services

'Further investigations and getting quotes'.

Condition Rating 3.

Advice/Warnings.

Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H.

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.

Mains gas does not appear to be available on this estate.



Not inspected.

F3 Water

The property is connected to the mains supply. The outside stopcock is in the pavement. The internal stopcock is under the kitchen sink. The cold water pipework internally, where visible, is in copper. Water is stored in a plastic tank which can be found in the roof space.



Condition.

Where visible, the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

Condition Rating 1.

Advice/Warnings.

The property is unoccupied and has been empty for some time and therefore there is a risk of sediment and Legionella bacteria being present in tanks and dead lags in pipework. Before drawing water for drinking or washing purposes, we strongly recommend that you raise the temperature of your boiler/cylinder to at least 60°C, before thoroughly purging the hot and cold water system of any water that remains in the pipes and tanks. This can be done by running water through all the taps, both hot and cold for at least five minutes and by flushing toilets several times. Outlets such as shower heads, where water spray occurs, should be removed and thoroughly cleaned in disinfectant. The shower pipework should be run for five minutes after removing the



Services

shower head. The temperature of the boiler/cylinder can be reduced after purging but beware of the risk of scalding burns and take extra care if you have children during this period.

F4 Heating

There is no central heating. The property is heated by electric storage heaters in all rooms. 3

Condition.

The storage heaters are old and likely to be inefficient. We do not know of any service/test documentation for the storage heaters within the last 12 months. This could lead to a fire and accidents. You must also take note of our comments in Section I - Risks.

You must ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC are (www.niceic.com/) or with the Electrical Contractors Association, (ECA (www.eca.co.uk/) to inspect and report on the storage heaters as the installation appears not to have been inspected within the last 12 months. This should be carried out before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 3.

Advice/Warnings.

Your legal adviser should check the validity of any service information and/or test certification for the storage heaters and we would refer you to Section H. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

The storage heaters are original and likely to be inefficient and you should consider replacing with modern units.



Services

F5 Water heating

Hot water is provided direct by two electric immersion heaters within a hot water cylinder which can be found in the airing cupboard. Hot water is also provided by an electric shower unit in the bathroom. The hot water pipes, where visible, are in copper. 3

Condition.

Where visible, the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components.

However, we are not aware of any service/test documentation for the electric shower or hot water cylinder in the last 12 months.

You must ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC are www.niceic.com/) or with the Electrical Contractors Association, (ECA www.eca.co.uk/) to inspect and report on the electric shower and hot water cylinder and as they appear not to have been inspected within the last 12 months. This must be carried out before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 3.

Advice/Warnings.

Your legal adviser must obtain service information, test certification and any enforceable guarantees for the hot water cylinder and electric shower. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.



Services

F6 Drainage

The property is assumed to be connected to a shared drainage system which discharges into the public sewer. The above ground drainage pipes are plastic. 2

Condition.

The inspection chamber cover in the believed local authority verge to the front left hand side of the property was lifted and some debris was noted in the drain in this area. This needs to be cleaned out. The frame to the inspection chamber cover is also loose and needs to be re-bedded.

A satisfactory cover also needs to be provided over the gulley at the base of the downpipe to the front of the attached store.

Such defects are not unusual and the repair work needed would usually be undertaken as part of an annual building maintenance programme. However, you must obtain quotations for the work so that all costs are known before you commit to the purchase of the property. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 2.

F7 Common services

There are no common services. (NI)

Not inspected.

G

Grounds

(including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

Our inspection of the boundary fences was restricted by shrubs and plants growing up against them. The rear boundary fence could not be seen as it is covered with ivy.

Advice/Warnings.

Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection.

G1 Garage

1 2 3 NI

There are no garages with this property.

(NI)

Not inspected.

G2 Permanent outbuildings and other structures

There is a small store attached to the front of the property. It is built of brick beneath a pitched concrete tile covered roof. There is a lead flashing at the joint where the roof covering meets the main front elevation. There is a timber entrance door.

2

Condition.

The attached store is generally in satisfactory order. The gutter does, however, appear to be leaking at the joint and should be overhauled. Some moss growth was also noted on the surface of the roof tiles and this should ideally be treated and cleaned off.

Such defects are not unusual and the repair work needed would usually be undertaken as part of an annual building maintenance programme. However, you must obtain quotations for the work so that all costs are known before you commit to the purchase of the property. For advice on instructing specialists to carry out further investigations and for obtaining quotations, see the page in this report entitled 'Further investigations and getting quotes'.

Condition Rating 2.

Advice/Warnings.

The fibre-cement ceiling in the store may contain asbestos but only a detailed laboratory test can confirm this. In the meantime, the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. This could lead to ill health. You must



Grounds (including shared areas for flats)

also take note of our comments in Section I - Risks.

Single skin brick walls to the attached store are susceptible to wind driven rainwater penetration.

G3 Other

The property is situated on a fairly level site with a small open plan front garden, path to the side and a rear garden enclosed by timber fences. It is assumed that the left-hand boundary continues in a straight line down to the pavement at the front and that the verge between the pavement and the brick wall to the front of the shared parking area is local authority land. The boundaries should be confirmed by your legal adviser.

There are concrete flagged paths to the front and side of the house and a flagged patio to the rear.

Condition.

The timber boundary fences are affected by some rot and deterioration in places. The left-hand boundary fence leans and the concrete base panels beneath the fence are cracked, loose, and uneven in places.

The concrete flagged path and patio surfaces are uneven in places, open jointed and affected by some grass and weed growth through joints.

There is some bamboo in the rear corner of the back garden. Bamboo is a potentially invasive plant which will need to be regularly maintained or removed.

G

Grounds (including shared areas for flats)

Common external areas.

There is a designated parking space in the shared parking area to the left-hand side of the property. The verge between the brick wall to the front of the parking area and the pavement is assumed to be local authority land. There is a large silver birch tree growing in this verge.



Large tree in believed Local Authority verge to front.

The large tree in the assumed local authority verge some 3.5 metres from the house may be a danger during stormy weather and as roots may be under or close to drains and the building's foundations. This tree has caused serious cracking in the brick wall to the front of the shared parking area. The tile and brick capping to the top of the wall is also loose and missing in places. This could lead to instability and accidents. You must also take note of our comments in Section I - Risks.



Grounds (including shared areas for flats)



Cracked / damaged wall to front of shared parking area.

The brick wall to the rear of the shared parking area is also badly spalled.



Spalled brickwork to wall to rear of shared parking area.

The tarmacadam surface to the shared parking area is weathered and uneven.

You must ask an appropriate person to advise you on the cost of any remedial/replacement work needed before exchange of contracts. For advice on instructing specialists to carry out further investigations and for obtaining quotations,



Grounds (including shared areas for flats)

see the page in this report entitled 'Further investigations and getting quotes'.

Advice/Warnings.

Repairs to shared elements are likely to be a communal responsibility and your legal adviser must confirm your liability in this respect. We refer you to our comments in Section H.

Your legal adviser must check the ownership and extent of the boundaries, ownership and responsibilities for the fences and for any tree preservation orders in place and we refer you to our comments in Section H.

Your legal adviser must advise you on the ownership and any third party obligations for the management of the tree as any work may involve negotiations with the local authority. We refer you to Section H.

The roots from trees can affect the ground underneath foundations and the underground drainage pipes when they seek and extract moisture.

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

Normal legal searches and enquiries should be made.

Your legal adviser must check whether Local Authority notifications, approvals and completion certificates have been obtained where necessary and if needed, appropriate certified contractors used for the replacement double glazing installation and the alteration of the electrical system and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

Your legal adviser must check whether the property is located within a conservation area as a number of special planning controls and restrictions may apply. Your legal adviser should discuss these with you.

H2 Guarantees

Your legal adviser must check for the existence, validity and transferability of enforceable guarantees and certificates for the replacement double glazing installation which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

H3 Other matters

Your legal adviser should confirm that the property is freehold and free from any encumbrances.

Your legal adviser must make further enquiries and advise you on the following:

Whether the road has been adopted by the highway authority.

The drainage arrangements. If the main sewer has been adopted by the Local Authority. Your rights and responsibilities in respect of the property's drainage system.

The ownership and obligations for the maintenance and extent and position of the property's boundaries.

Your rights and responsibilities in respect of the allocated parking as there may well be cost and legal implications and maintenance responsibilities for any new owner.

Whether there are any tree preservation orders in place which may restrict their management. Whether the owner of the tree in close proximity to the property will carry out the husbandry work required to reduce the risk of damage to the building fabric.



Issues for your legal advisers

Whether the property has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environmental Agency in respect of the risk of flooding.

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 reasonably be changed.



Risks

I1 Risks to the building

F1: Electricity - no recent test certificate;

F4: Heating - no recent test certificate - storage heaters;

F5: Water heating - no recent test certificate - hot water cylinder; electric shower;

G3: Other - close proximity of a large tree; cracked / unstable shared parking area wall;

I2 Risks to the grounds

G3: Other – cracked / unstable shared parking area wall;

I3 Risks to people

D8: Other joinery and finishes - possible asbestos content;

D9: Other - possible asbestos content;

E2: Ceilings - possible asbestos content;

E7: Woodwork - possible unsafe glazing;

F1: Electricity - no recent test certificate;

F4: Heating - no recent test certificate - storage heaters;

F5: Water heating - no recent test certificate - hot water cylinder; electric shower;

G2: Permanent outbuildings and other structures – possible asbestos;

G3: Other - proximity of large tree; unstable shared parking area wall;

I4 Other risks or hazards

There are no risks or hazards to report in this section.

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0074248

Qualifications

BSc MRICS

Company

Lifely Surveyors Ltd

Address

Corn Shed, Lower Farm, Tibberton, Gloucestershire GL19 3AQ

Phone number

01452 790887

Fax

01452 790887

Email

graeme@lifelysurveyors.co.uk

Website

<https://lifelysurveyors.co.uk/>

Property address

11 Tom Price Close, Cheltenham, GL52 2LE

Client's name

Mrs. J. McCormick

Date this report was produced

18/09/2023

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

Signature

G S Price

K

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.

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 them 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 2 service and terms of engagement



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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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



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

Services to the property

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

Outside the property

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

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

Flats

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

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



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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. 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.



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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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



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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



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

Complaints handling procedure

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

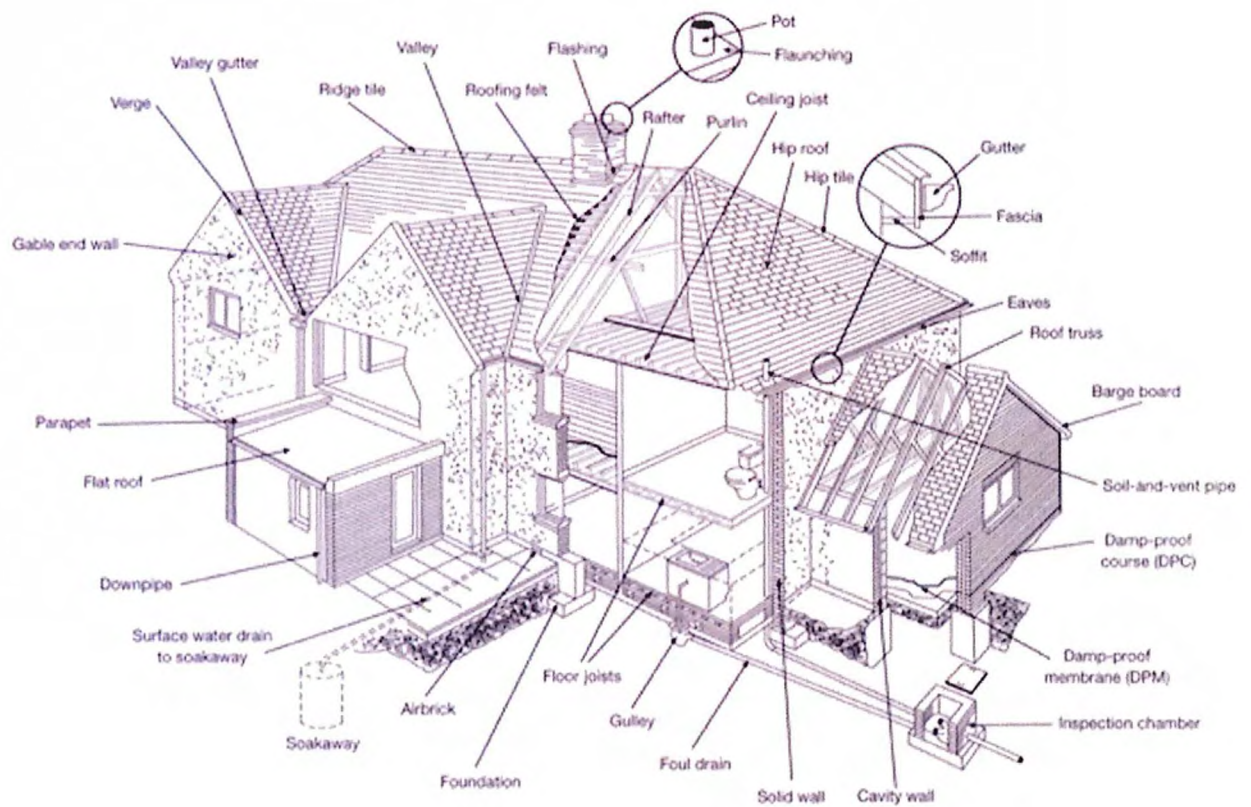
M

Typical house diagram



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

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

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

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum



- recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- **Other woodwork and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.

- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

