



RICS Home Surveys

# Survey level two: HomeBuyer report - Survey and Valuation

Property address

Trinity Road  
Barkingside  
Ilford  
Essex

Client's name

Date of inspection

15th September 2020

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## A

## Introduction to the report

This HomeBuyer Report is produced by an RICS surveyor who is a member of the RICS Valuer Registration Scheme. The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report (Survey & Valuation) aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase 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.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey & Valuation) Service' at the back of this report.

**Property address**

Trinity Road, Barkingside, Ilford, Essex

## B

## About the inspection

**Surveyor's name**

Philip Aston

**Surveyor's RICS number**

0088091

**Company name**

London's Surveyors &amp; Valuers Limited

**Date of the inspection**

15th September 2020

**Report reference number****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'.

**Full address and postcode of the property**

Trinity Road, Barkingside, Ilford, Essex

**Weather conditions when the inspection took place**

The inspection was carried out during clear and dry conditions.

**The status of the property when the inspection took place**

At the time of the inspection the property was occupied and furnished. The vendor was present.

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We 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 parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

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## B

## About the inspection (continued)

- 
- 3** Defects that are serious and/or need to be repaired, replaced or investigated urgently.

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  - 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.

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  - 1** No repair is currently needed. The property must be maintained in the normal way.

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  - NI** Not inspected (see 'Important note' below).

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The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

**Important note:** We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We 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 are not able to assess the condition of the inside of any chimney, boiler or other flues.

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

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

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C

# Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

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

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

### Our overall opinion of the property

This average sized terraced house has a small side extension, and, unusually for this area, a substantial site. This includes a large parking area at the front and a substantial outbuilding at the rear, which could lend itself to a variety of uses, noting that planning law requires that they must be ancillary to residential occupation.

Therefore, although your agreed price of £540,000 is higher than we would normally expect for an end terraced house in this location, we consider it is to be reasonable and supported by comparable market evidence,

However, we are concerned that the side extension was built on older and relatively shallow foundations. Most extensions settle, so a small amount of initial cracking is not significant, but in this case the external crack is wide and internal cracking has continued after initial filling and redecoration. This will be considered further in section E4.

We would consider the condition of this property to be below average, so you should anticipate a requirement for some updating and maintenance. This is described fully in the report.

The possible foundation issue will need to be resolved. On this basis, and on the assumption that all repairs are carried out to a good standard, we do not consider that there are likely to be any special difficulties arising on resale in normal market conditions.

Section of the report	Element number	Element name
3 E: Outside the property	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors
	E9	Other
F: Inside the property	F5	Fireplaces, chimney breasts and flues
	F7	Woodwork
G: Services	G1	Electricity
	G4	Heating
	G5	Water heating
H: Grounds (part)	H1	Garage
	H2	Other

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C

# Overall opinion and summary of the condition ratings (continued)

2

Section of the report	Element number	Element name
E: Outside the property	E1 E2 E8	Chimney stacks Roof coverings Other joinery and finishes
F: Inside the property	F2 F3 F4 F6	Ceilings Walls and partitions Floors Built-in fittings
G: Services	G6	Drainage
H: Grounds (part)	—	—

1

Section of the report	Element number	Element name
E: Outside the property	—	—
F: Inside the property	F1 F8	Roof structure Bathroom fittings
G: Services	G2 G3	Gas/oil Water
H: Grounds (part)	—	—

Property address

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D

# About the property

**Type of property**

A two storey end terraced house, with a single storey side extension.



Front view



Rear view

**Approximate year the property was built**

1925

**Approximate year the property was extended**

2005

**Approximate year the property was converted**

**Information relevant to flats and maisonettes**

**Property address**

Trinity Road, Barkingside, Ilford, Essex



# D

## About the property (continued)

### Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2				1				
First		3	1						
Second									
Third									
Other									
Roof space									

### Construction

The house is traditionally constructed, as follows:  
 Roof: Pitched and tiled.  
 Walls: Part rendered solid and cavity brickwork.  
 Floors: Solid and suspended timber.  
 Windows: PVC framed and double glazed.

### Property address

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## D

## About the property (continued)

### Energy

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

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

#### Energy-efficiency rating

#### Environmental impact rating

### Mains services

The marked boxes show that the mains services are present.

Gas

Electricity

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

None

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

### Grounds

The property has a substantial front garden, all of which is paved to provide parking, and includes a detached garage.

The back garden is of typical size for a property in this area, and includes a large outbuilding, accessible also from a service road at the rear. It has, in the past, been accessible to vehicles.

### Location

Trinity Road is part of an estate of similar 1920's housing, close to a church and recreation ground.

The site is on the corner of Mossford Green, adjacent to a location that used to comprise a number of light industrial uses, redeveloped as housing within the last 25 years.

### Property address

## D

## About the property (continued)



Street scene



Street scene

### Facilities

The property is a very short walk from Barkingside High Street, providing a traditional shopping centre and several supermarkets. It is also close to Barkingside Underground Station, providing direct access to the City and West End.

### Local environment

The Geology of Britain viewer indicates that the subsoil is sand and gravel, which has good load bearing characteristics.

The location is close to the site of a small industrial estate, redeveloped some years ago. Therefore, there is an increased risk that a potentially contaminative use may be discovered. For this reason, it is particularly important to obtain an Environmental Search report. This report must contain a statement confirming that the property is unlikely to be designated as contaminated land. The pattern of sales in this location suggests that a favourable outcome is likely.

### Property address

Trinity Road, Barkingside, Ilford, Essex

## E

# Outside the property

## Limitations to inspection

It was not possible to inspect the flank wall of the extension, which faces the gardens of the newer houses on Mossford Green.

1 2 3 NI

## E1 Chimney stacks

The chimney is of brick construction, and sealed to the roof with mortar. It is shared with Number 4, on the left. Patch repointing is required.

2

**Condition Rating - 2.**



Repointing needed

## E2 Roof coverings

### Main Roof

2

The main roof is hipped, pitched and clad with double lap plain tiles. The design incorporates a gable at the front.

There are numerous slipped and damaged tiles, particularly as seen from the rear.

Inspection within the loft space confirms that the roof covering is now in poor condition. Many of the nibs (the small projections on the underside of the tiles, which hook over the timber battens) have cracked away.

Expanding foam has been used to provide a temporary seal. However, most of this is in the area of the left valley, as seen from inside, and it is evident, from external inspection and confirmed by the vendor, that the valleys have been renewed. The tiled roofs to the left of the bay, and to the right side extending across the porch, are in similar condition.

The roof is not leaking at present, and although further leaks will probably develop due to further degradation of the tiles, it will be possible to carry out patch repairs. However, over the longer term, it will be economic to completely replace the roof covering.

**Condition Rating - 2.**

## Property address

Trinity Road, Barkingside, Ilford, Essex

## E

## Outside the property (continued)

### Extension

The roof of the extension is, similarly, pitched and clad with plain tiles. It is sealed to the flank wall with lead flashings and is in satisfactory condition.

**Condition Rating - 1.**

### Images for Main Roof



Underside



Foam repairs



Missing tiles

### E3 Rainwater pipes and gutters

The rainwater and down pipe system comprises a mix of plastic and cast iron components.

The plastic gutters and down pipes are in reasonable condition. However, the cast iron rainwater goods are at the end of their life and replacement is now required.

**Condition Rating - 3.**

3

### Property address

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## E

## Outside the property (continued)

### E4 Main walls

The main walls are composed of solid brickwork with a thickness of approximately 250mm. The small first floor front bay has a thickness of 160mm, which is typical for this type of construction. 3

The flank extension was originally an outbuilding. It has been rebuilt, using (as advised by the vendor) the original foundation. This was carried out following a Building Notice in 2004, and although the finish has the appearance of 1920's solid stock brick, as a modern building it will almost certainly be of cavity construction.

Internal and external cracking indicates that there has been some foundation settlement. The external cracking has a width of approximately 8mm, and this probably commenced soon after reconstruction of this building, which, the vendor advised was carried out about 15 years ago. Most extensions settle soon after construction, and although the extent of the cracking is more than would be expected for a modern building, it would be acceptable if there were no indications of ongoing movement.

However, the hairline internal cracking, seen at both the front and the back of the kitchen, suggests that a small amount of settlement is continuing.

The original outbuilding probably had shallow foundations, in relation to the house, and this is likely to be the reason for the continuing settlement.

We cannot exclude the possibility of further foundation related movement and, accordingly, any new insurance proposal would need to describe this issue. As it could lead to a future subsidence claim in the future it will be difficult if not impossible to obtain cover, and, even if it were possible to commence a new policy, there would be exclusions and probably a significant excess.

Although defects of this nature tend to progress slowly, if at all, this is nevertheless a matter that has to be resolved before you can proceed with your proposed purchase. The vendor should notify the insurers, and you will need to ensure that you can continue the existing insurance policy, without exclusions or other onerous terms or charges, and with the benefit of any existing claims.

There are a number of other small defects.

Patch repairs are required to pointing and brickwork.

As noted, it was not possible to obtain any view of the extension flank wall.

Properties of this type are built with a slate damp proof course, and the extension damp proof course is likely to be plastic. External paving levels are satisfactory in relation to the position of the damp proof course.

Sub floor ventilation at the front is satisfactory. At the rear, there is a large vent under the patio doors from the dining area. The presence of unsecured concrete slabs and bricks below the kitchen patio doors suggests that there may be a further opening here, into the sub floor void. This blockwork should be removed and air bricks installed.

**Condition Rating - 3.**

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E

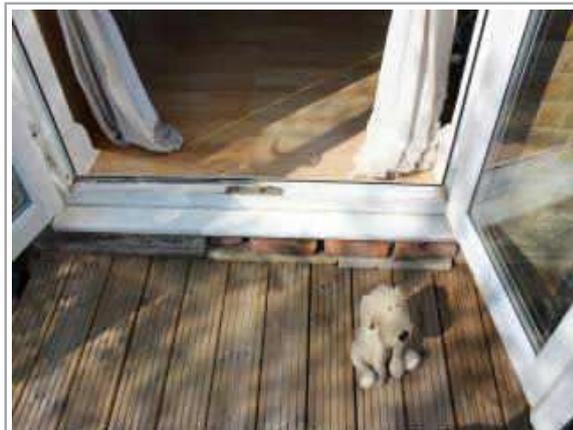
# Outside the property (continued)



Flank



Kitchen arch



Vent needed

## E5 Windows

### Fire escape

3

In the front bedroom, the openings are too small to allow emergency escape.

There is no legal obligation to comply with current fire regulations, but you should be aware that it is not possible to modify windows to provide the required opening. It would be necessary to replace the entire component, which, in the case of a bay window, will be expensive.

**Condition Rating - 3.**

### Windows (general)

The windows are PVC framed and double glazed, in good condition and in working order.

**Condition Rating - 1.**

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E

# Outside the property (continued)

## E6 Outside doors (including patio doors)

### Kitchen Front Door

3

The front door leading to the kitchen extension is timber framed and part glazed. It is affected by wet rot and will need to be replaced.

The frame should be sealed to the adjacent brickwork with mastic.

**Condition Rating - 3.**

### Front Door

The original front door, combined with the windows to the side and above, is timber framed and incorporates stained and leaded glass. Its condition is generally good, but one of the panes is cracked.

You should improving security by the installation of panes of toughened glass on the inside. This will also reduce the risk of injury resulting from accidental breakage of the glass.

**Condition Rating - 2.**

### Patio Door

The patio doors at the rear are PVC framed and double glazed, in good condition and working order.

**Condition Rating - 1.**

### Images for Kitchen Front Door



Kitchen door

## E7 Conservatory and porches

Not applicable.

NI

**Condition Rating - Not Inspected.**

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## E

## Outside the property (continued)

### E8 Other joinery and finishes

Some of the soffits at the rear are in poor condition. On closer inspection, it is likely that some wet rot will be found. 2

In other areas the soffits, fascias and barge boards are in reasonable condition. However, bearing in mind their age and exposure, some decay may well be discovered on closer inspection when periodic maintenance is carried out. Repairs may well be needed in preparation for redecoration, which is now necessary.

**Condition Rating - 2.**

### E9 Other

At some stage, this open porch was enclosed, and some of the additional woodwork is still in place. It is in poor condition, with wet rot to the threshold and the window rails. 3

As part of the enclosure, a small brick wall was constructed at the right side. This wall was probably built directly onto the doorstep, without any additional foundation provision, and, as a result, it has settled. This is likely to be ongoing.

You will need to either construct a suitable porch or remove the redundant constructions, including this flank wall.

**Condition Rating - 3.**



Porch threshold

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Trinity Road, Barkingside, Ilford, Essex

## F

# Inside the property

## Limitations to inspection

As noted, the floors were covered, and rooms were furnished. Cupboards were in use, consistent with normal occupation.

1 2 3 NI

## F1 Roof structure

The structure of the roof is traditional, composed of rafters supported by purlins at mid span, in turn supported by struts. The structure is in sound condition. **1**

Insulation is fitted to a depth of about 75 mm. This is inadequate. Increasing to 250mm will considerably reduce the cost of heating.

The party wall is in good condition.

**Condition Rating - 1.**

## F2 Ceilings

The original ceilings are of lath and plaster construction, and a skim coat of plaster has been applied to provide a sound finish. However, where the layout has been altered, in the kitchen and family room, the ceilings are likely to be plasterboard. **2**

The movement described in section E4 has caused a small amount of cracking in the kitchen. This is in itself a small defect, easily filled in preparation for repainting, but as noted it will be necessary to address the underlying cause.

**Condition Rating - 2.**

## F3 Walls and partitions

The internal faces of the perimeter walls have been plastered, and internal partition walls are of brick construction, with the exception of the wall between the bathroom and hall, which is timber framed (as this was the original location of the door to a separate WC). **2**

The original layout has been altered. A wide opening has been formed in the original flank wall, to open the kitchen into the extension; and, the original wall between what would have been a galley kitchen, and the rear reception, has been removed, leaving a small downstand.

The opening out of the kitchen into the rear reception has not caused any cracking or distortion. However, it must be confirmed that it was carried out in accordance with Building Regulations requirements, and this must be confirmed. Section I1 refers.

As mentioned in Section E4, there is some cracking at the join between the original kitchen and the extension. Please refer to our recommendations in that section.

A small amount of cracking, in the landing around the window, is the result of the change in structural loading following the removal of part of the flank wall to provide the opening between the original kitchen and the extension. This is not significant and there is no evidence of any ongoing movement.

There is a crack at the left side of the front bay. This probably occurred when the windows were refitted, and it is unlikely that there is any ongoing movement.

All of the cracking is slight and may be repaired in preparation for the next redecoration, although, as in the case of the ceilings, it will be necessary to address the underlying cause of the cracking in the kitchen.

**Condition Rating - 2.**

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## F

## Inside the property (continued)



Between extension and original



Between extension and original



Bay

## F4 Floors

With the exception of the extension, and probably, part of the original kitchen, which have solid floors, the construction is suspended timber. In some rooms, boards have been applied over the existing floorboard finish; these are worn and require refinishing. In other areas, floors are carpeted or tiled. 2

There is a small amount of creaking in the landing and front bedroom, and, when the property is clear, you will probably also note creaking and unevenness in the other bedrooms. This is acceptable for a property of this age and type and repair is not required.

**Condition Rating - 2.**

## F5 Fireplaces, chimney breasts and flues

Both of the chimney breasts have been removed. However, a flue liner can be seen within chimney brickwork in the loft. We expect that it was fitted to the fireplace in the front reception, passing through a small reconstructed flue behind the wardrobes in the front bedroom. 3

This has not been in use during the vendor's period of ownership. If you intend to use it, you will need to ensure

## Property address

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## F

## Inside the property (continued)

that it complies with the regulations relevant to your proposed appliance, whether gas or solid fuel.

Remaining chimney brickwork is supported using steel brackets and lintels. There is no evidence of instability to surrounding brickwork.

However, please note that some Building Control departments no longer regard such a method of support as acceptable. Furthermore, where only a small amount of chimney brickwork remains (which would arise when the adjoining owner has also removed chimney breasts) this can leave the remaining brickwork at roof level in an unstable condition. Usually, this can only be assessed by liaison with the adjoining owner.

Although there is no evidence of a repair requirement at present, it is strongly recommended that you make this enquiry. If the result indicates that the support arrangement here may be inadequate, you will need to obtain a report on required remedial work from a Chartered Building Surveyor or Structural Engineer. Please note that all such work would need to comply with Building Control requirements and Party Wall legislation.

**Condition Rating - 3.**



Chimney breasts removed

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

The kitchen contains a normal range of wall and floor units. These are useable, but there is some wear, and you may wish to consider replacement. **2**

The fittings include some built in appliances. Their external condition is satisfactory, although it is not possible to comment on their mechanical condition or working order.

**Condition Rating - 2.**

### F7 Woodwork (for example, staircase and joinery)

Much of the internal woodwork is original, and in reasonable condition. **3**

Some of the internal doors incorporate glazing and this is unlikely to comply with current standards of strength and safe breakage. This is an injury risk, particularly to children, and this risk is considerably increased when, as in this case, some the glazing to the living room door is installed at low level. There is no legal requirement to remove this risk, but it would be advisable to do so. The risk may be reduced by application of a transparent safety film, of a type designed for this purpose. However, it would be preferable to replace the glass or the doors. (Section J3 refers).

The bedrooms have fitted wardrobes. The standard of construction is indifferent, and some of the doors are displaced due to wear. You may wish to replace these fittings, particularly in the rear bedroom, where the

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## F

## Inside the property (continued)

joinery construction occupies a large part of the room.

Panelling passes through all of the rooms at high level. The vendor has no explanation for this, and it is likely that it predates her period of ownership.

This type of panelling is sometimes seen where there is a warm air heating system. In this case, the radiators are at least 25 years old, therefore, there has not been any such system for many years.

You should be aware that some of these older systems incorporated asbestos materials.

If any material is seen that is suspected to contain asbestos, a test by a licensed contractor would need to be arranged immediately and any asbestos material removed. Depending on the nature and extent of asbestos material (if any) this may well be expensive. Section J3 refers.

**Condition Rating - 3.**

### F8 Bathroom fittings

The bathroom comprises a plastic bath with a shower mixer, a counter top basin, a close coupled WC, and a shower cubicle. All of these fittings are in satisfactory condition and in working order.

1

**Condition Rating - 1.**

### F9 Other

There are no other internal matters requiring comment.

NI

**Condition Rating - Not Inspected.**

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## G

## 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, or meet modern standards.

### Limitations to inspection

There were no significant restrictions.

1 2 3 NI

**G1 Electricity** *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

The electrical installation is controlled by a consumer unit, probably installed about 20 years ago, incorporating a residual current device and miniature circuit breakers. **3**

A number of socket outlets have been fitted directly above skirtings, and this may mean that some plugs or adaptors do not fit properly, which would constitute a shock or fire hazard.

In the loft, close to the hatch, there is a tangle of unsecured wiring, which is an indication of poor quality installation.

Although it is possible that this installation could be upgraded at a reasonable cost, this will need to be assessed by an electrician, who may recommend full rewiring.

Therefore, you will need to commission an electrical installation condition report (EICR) from a suitably qualified contractor (the organisations approved by the Government for the registration of electricians are NICEIC, ELECSA, NAPIT, BSI, and OFTEC).

**Condition Rating - 3.**



Socket outlet close to skirting

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## G

## Services (continued)

**G2 Gas/oil** *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

The gas meter is situated in the stair cupboard. There is no evidence of defect, but testing is required as a routine precaution. Please refer to our comments in Section G4.

1

**Condition Rating - 1.**

**G3 Water**

Where visible, distribution pipework is mainly copper, with small amounts of plastic (which is acceptable). However, properties of this age were constructed with lead supply and distribution pipework. We have not seen the rising main, i.e. the supply pipe entering the building. If any lead is still in use it is life expired and must be replaced.

1

There is a cold water storage cistern in the loft. It is a modern plastic component, mounted on a platform to increase water pressure, and insulated.

It was not possible to locate the internal stopcock, if any. It is possible that the only way to turn off the water supply for maintenance purposes is to use the stopcock within a chamber located in the pavement directly outside the property, but you may wish to confirm this from enquiry.

The installation is in working order and there is no evidence of defect.

**Condition Rating - 1.**

**G4 Heating**

The property is heated by a fixed system consisting of a natural gas wall mounted condensing boiler with radiators. The vendor advised that the boiler was installed within the last three years, but that no servicing has been carried out. You should instruct a contractor listed with the Gas Safe Register to inspect and report to you before exchange of contracts.

3

It is also essential to confirm that the gas supply and cooker have been checked, within the last 12 months, by a Gas Safe Register contractor. If there is no certification, then the gas supply must be tested at the same time.

The radiators are older. Although there is no agreed design life for radiators, in view of their age, you should anticipate that some of them will have rusted internally and leaks may develop, requiring some replacements within the next few years.

**Condition Rating - 3.**

**Property address**

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## G

## Services (continued)



Boiler

## G5 Water heating

Hot water is provided by a cylinder, within the loft, connected to the central heating boiler. The original factory fitted foam insulation is inadequate, and will need to be supplemented by an additional jacket.

3

You should bear in mind that any hot water cylinder in a loft wastes a great deal of heat during the colder months. Depending on any other plans you may have for upgrading, you should consider arranging for it to be relocated.

As in the case of the heating system, servicing has not been carried out, therefore it is not possible to provide a satisfactory rating.

**Conditional Rating - 3.**



Cylinder

## Property address

Trinity Road, Barkingside, Ilford, Essex

## G

## Services (continued)

### G6 Drainage

Drainage is part of a shared system. Surface water drainage provision appears to be effective and there is no evidence of major defect to the foul drainage system. 2

There is an inspection chamber accessible from a panel in the decking, and this is in good condition.

The gullies at the front right corner and within the decking at the rear are in good condition.

At the rear, plastic waste pipe work, and the cast iron downpipe, part of which has been replaced with plastic, are in good condition. However, the bathroom is served by a cast iron hopper and downpipe, and these are rusty. They should now be replaced.

**Conditional Rating - 2.**

### G7 Common services

There are no other services installations requiring comment. NI

### Property address

Trinity Road, Barkingside, Ilford, Essex

## H

# Grounds (including shared areas for flats)

## Limitations to inspection

Some of the boundary walls and fences were covered by plant growth, which made it impossible to assess their condition.

1 2 3 NI

## H1 Garage

There is a detached garage at the front, of prefabricated concrete construction, with a steel framed and corrugated asbestos cement clad roof. 3

The asbestos roofing panels are in good condition, and as it is unlikely that they will be disturbed or damaged, there is no reason to arrange for their removal. However, many owners regard all asbestos materials as undesirable irrespective of risk, partly with a view to onward sale, therefore you may wish to obtain quotations for removal.

Some of the reinforced concrete panels have deteriorated, and there are cracks and signs of rust to the steel formwork. The main door has not been operated for some years, and is affected by wet rot.

All of the joinery is in poor condition and requires repainting.

Gutters and down pipes are galvanised steel. One of the downpipes has been severely damaged by vehicle impact.

Although repairs are possible this will remain a poor quality building that does not add to the amenity or appearance of the house, therefore you may wish to arrange for it to be demolished.

**Condition Rating - 3.**



Garage



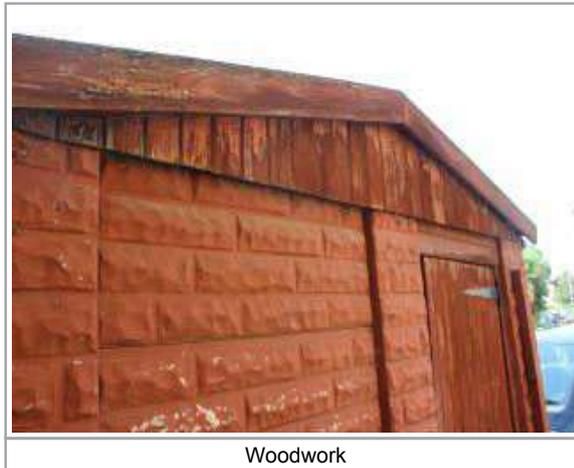
Cracked post

## Property address

Trinity Road, Barkingside, Ilford, Essex

## H

# Grounds (including shared areas for flats continued)



Woodwork

## H2 Other

At the end of the garden, there is a large outbuilding with a small connected shed. These may well have originated as commercial buildings associated with a former use, as indicated by the brick and tile construction of the older parts of these buildings.

3

When the adjoining commercial estate was redeveloped, new walls were built forming the boundary of this property, and some of these have been incorporated within the outbuildings. At the same time, the older walls were partially rebuilt, as indicated by the plastic damp proof course.

A substantial garage or workshop building was added at the rear. The roller doors, accessible from a shared service road, have not been used for some time. Some years ago, it was used as a playroom, and, for safety reasons, the vendor ensured that these doors could not be opened. They may now require extensive repair to bring them back into working order.

There are a number of defects:

1. Some of the woodwork is rotten. All of the woodwork needs maintenance.
2. The flat roof is nearing the end of its life. Staining to the decking indicates that the roof has leaked in the past, and, considering its condition, it is likely to do so again. The covering should be renewed.

**Condition Rating - 3.**

### Property address

Trinity Road, Barkingside, Ilford, Essex

## H

## Grounds (including shared areas for flats continued)



Decking



Used as playroom



Flat roof



Rear outbuilding

### H3 General

The property has a large, irregular site, consisting of a wide front garden, providing parking for a number of cars, and, as noted, a detached garage; and a substantial outbuilding at the end of the site. This is accessible from a shared partly made service road, in private ownership. This road is useable but very uneven, and there is no evidence of any maintenance.

The front garden is bounded by a decorative wall on the left, which, judging by the finish of the bricks, is the responsibility of Number 4. It requires repair.

The wall at the front is in reasonable condition. However, to the right of the house, there is a fence, which is at the end of its life.

Paving is cracked and settled, severely in some places.

The step leading to the side extension is damaged and requires repair.

The back garden is maintained to a reasonable standard, although, as noted, it was not possible to assess the condition of all of the boundary fences. The large area of good quality decking close to the house was (as advised

### Property address

Trinity Road, Barkingside, Ilford, Essex

## H

# Grounds (including shared areas for flats continued)

## H3 General

by the vendor) fitted last year.

The concrete path is useable. Leading to the outbuilding, there is a step, formed with loose bricks that have not been grouted.



Grouting needed

## Property address

Trinity Road, Barkingside, Ilford, Essex

# Issues for your legal advisers

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

## I1 Regulation

The property has been altered. The side extension replaced an existing building, therefore Planning Permission would not have been required.

However, as partial removal of the flank wall was required, and the use changed from (presumably) storage to a habitable room, it would have required Building Regulations approval, including a certificate of completion. This must be confirmed, noting that we have seen a Building Notice provided online by the local authority. This will facilitate onward sale, although, as noted in sections E4 and elsewhere, we have some concerns regarding its construction.

The following additional matters would have required Building Regulations approval:

1. Removal of the partition wall between the former kitchen and rear reception.
2. Removal of chimney breasts.

The establishment of Statutory Consents for the chimney breast removal will assist with any onward sale of the house, although, as noted in Section F5, this does not confirm that the current arrangement is satisfactory.

## I2 Guarantees

We are not aware of any guarantees.

## I3 Other matters

The outbuilding was originally accessible from a shared service road, although the vendor, as far as we are aware, not used this access. However, considering onward sale of the house as well as your proposed use for this building, you should confirm that access rights are correctly defined.

## Property address

Trinity Road, Barkingside, Ilford, Essex

## J

## Risks

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

### J1 Risks to the building

E4: Possible ongoing settlement to the extension, due to relatively shallow foundations.

### J2 Risks to the grounds

None.

### J3 Risks to people

F7: Glazed doors.

G1: Electrical installation.

G4 and G5: Heating and hot water systems.

Sections F7,H1.

Reference has been made to likely asbestos content in the garage roof, and the possibility that asbestos materials will be found when the panelling is removed from the bedrooms.

It is unfortunately not possible to speculate on the nature and condition of possible asbestos materials (if any) behind the panelling. Hopefully when this area is exposed, nothing adverse will be found, but this must not be assumed. Asbestos insulation is occasionally found in heating systems and some of this material is particularly hazardous.

However, in most cases, asbestos fibres are used only to provide a texture or a base for a cement material, and there is no risk to health under normal circumstances. However, any cutting, drilling, or fracture of the material may allow the escape of asbestos fibres, which are dangerous if inhaled. This is the reason for the warnings contained in this report. Although provided for commercial application, <http://www.hse.gov.uk/asbestos/> provides useful additional guidance for any asbestos based materials in the built environment.

### J4 Other

None.

### Property address

Trinity Road, Barkingside, Ilford, Essex

K

# Valuation

In my opinion the market value on

15 SEP 2020

as inspected was:

£540,000

FIVE HUNDRED AND FORTY THOUSAND POUNDS

(amount in words)

Tenure Freehold

Area of property (sq m)

104

The valuation has been undertaken in accordance with the RICS Valuation Professional Standards (Red Book) 2014 - including the International Valuation Standards.

In my opinion the current reinstatement cost of the property (see note below) is:

£275,000

TWO HUNDRED AND SEVENTY FIVE THOUSAND POUNDS

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

With regard to legal matters I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

## Any additional assumptions relating to the valuation

As noted, we have assumed that it will be possible to continue the existing insurance policy on the terms described in Section E4.

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

## Other considerations affecting value

None.

## Property address

Trinity Road, Barkingside, Ilford, Essex



K

## Valuation (continued)

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service (Survey & Valuation)' provided. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

Property address

Trinity Road, Barkingside, Ilford, Essex

L

# Surveyor's declaration

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

## Signature

## Surveyor's RICS number

## Qualifications

For and on behalf of

## Company

## Address

## Town

## County

## Postcode

## Phone number

## Website

## Fax number

## Email

## Property address

## Client's name

## Date this report was produced

## RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

2. 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 in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

## Property address

# What to do now

## Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

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

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

## Further investigations

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

## Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

## What the further investigations will involve

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

## When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

## Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

# Description of the RICS HomeBuyer (Survey & Valuation) Service

## The service

The RICS HomeBuyer (Survey & Valuation) Service includes:

- an **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report') and
- a **valuation**, which is part of the report (see 'The valuation');

The surveyor who provides the RICS HomeBuyer (Survey & Valuation) Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

## The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible. The surveyor may use equipment such as a damp-meter, binoculars and torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so.

## 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.

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

## Flats

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

## 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, he or she should 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan 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 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 is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Valuation
- L Surveyor's declaration
- What to do now
- Description of the RICS HomeBuyer Service
- Typical house diagram

## 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.

**Condition rating 3** – defects that are serious and/or need to be repaired, replaced or investigated urgently.

**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** – 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.

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer (Survey & Valuation) Service for the property. If the surveyor has seen the current EPC, he or she will present the energy efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

## Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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.

## Description (continued)

In the case of sole practitioners, the surveyor may sign the report in his or her 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, having existed for some time and which cannot reasonably be changed.

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

### The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

### Market Value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'

When deciding on the Market Value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

### Standard terms of engagement

- 1 The service** – the surveyor provides the standard RICS HomeBuyer (Survey & Valuation) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey & Valuation) Service', unless you and the surveyor agree 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 (after repairs).
- 2 The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property and is a member of the RICS Valuer Registration Scheme.
- 3 Before the inspection** – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.
- 4 Terms of payment** – you agree to pay the surveyor's fees and any other charges agreed in writing.
- 5 Before the inspection** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 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.

### 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 that it be supplied.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

# Home Surveys information sheet

## Helping you choose the right survey

Why do you need an RICS Home Survey? Because forewarned is forearmed. Choosing the right survey will help highlight any serious problems and advise you of the specific risks before you commit to the process of buying or selling a property.

RICS has three different levels of survey (outlined overleaf). These can only be conducted by an RICS qualified surveyor.

Reliable and cost effective, these reports carry the full weight of the Royal Institution of Chartered Surveyors – the industry's most respected authority on surveying.

## Buying a home

It's important to remember that your mortgage lender's valuation report is not a survey. It merely tells your lender whether or not the property is reasonable security for your loan. An RICS survey will tell you the actual condition of the property. That's vital information that can be invaluable during price negotiations, and will also help you avoid expensive surprises after you've moved in. There is an option for an RICS HomeBuyer Report (Survey level 2) which also includes a valuation as a standard part of the service for your own purposes.

## Selling a home

An RICS survey can be an aid to selling your home. It will show you any problems that may delay your sale or cause price reductions later in the process.

## Staying at home

A survey of the current condition of your home will warn you of defects and help you avoid escalating repair and maintenance costs in the future.

# Buying or selling? Survey your options

## The RICS Condition Report – survey level one

Choose this report if you're buying or selling a conventional house, flat or bungalow built from common building materials and in reasonable condition. It focuses purely on the condition of the property by setting out the following:

- clear 'traffic light' ratings of the condition of different parts of the building, services, garage and outbuildings, showing problems that may require varying degrees of attention;
- a summary of the risks to the condition of the building; and
- advice on replacement parts guarantees, planning and control matters for your legal advisers.

An RICS Condition Report is straightforward and does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Ask your surveyor for a detailed 'Description of the RICS Condition Report Service' leaflet.

## The RICS HomeBuyer Report (Survey) – survey level two

Choose this report if you need more extensive information whilst buying or selling a conventional house, flat or bungalow, built from common building materials and in reasonable condition. It costs more than the Condition Report but includes:

- all of the features in the Condition Report;
- a list of problems that the surveyor considers may affect the property;
- advice on repairs and ongoing maintenance;
- issues that need to be investigated to prevent serious damage or dangerous conditions;
- legal issues that need to be addressed before completing your purchase; and
- information on location, local environment and the recorded energy efficiency (where available).

Ask your surveyor for a detailed 'Description of the RICS HomeBuyer (Survey) Service' leaflet.

## The RICS HomeBuyer Report (Survey & Valuation) – survey level two

As the RICS HomeBuyer Report (Survey) above but includes:

- the surveyor's professional opinion on the 'market value' of the property;
- an insurance reinstatement figure for the property;
- a list of problems that the surveyor considers may affect the value of the property;

Ask your surveyor for a detailed 'Description of the RICS HomeBuyer (Survey & Valuation) Service' leaflet.

## The RICS Building Survey – survey level three

Choose the Building Survey (formerly called a structural survey) if you're dealing with a large, older or run-down property, a building that is unusual or altered, or if you're planning major works. It costs more than the other RICS reports because it gives detailed information about the structure and fabric of the property.

The RICS Building Survey uses the same traffic light ratings as the Condition and HomeBuyer Reports. It also includes:

- a more thorough inspection and detailed report on a wider range of issues;
- a description of visible defects and potential problems caused by hidden flaws;
- an outline of repair options and the likely consequences of inactivity; and
- advice for your legal advisers and details of serious risks and dangerous conditions.

The RICS Building Survey does not include a valuation, but your surveyor may be able to provide this as a separate extra service.

Also the surveyor may be able to provide an estimate of costs for identified repairs if agreed with you in advance.

Ask your surveyor for a detailed 'Description of the RICS Building Survey Service' leaflet.

# At-a-glance survey comparisons

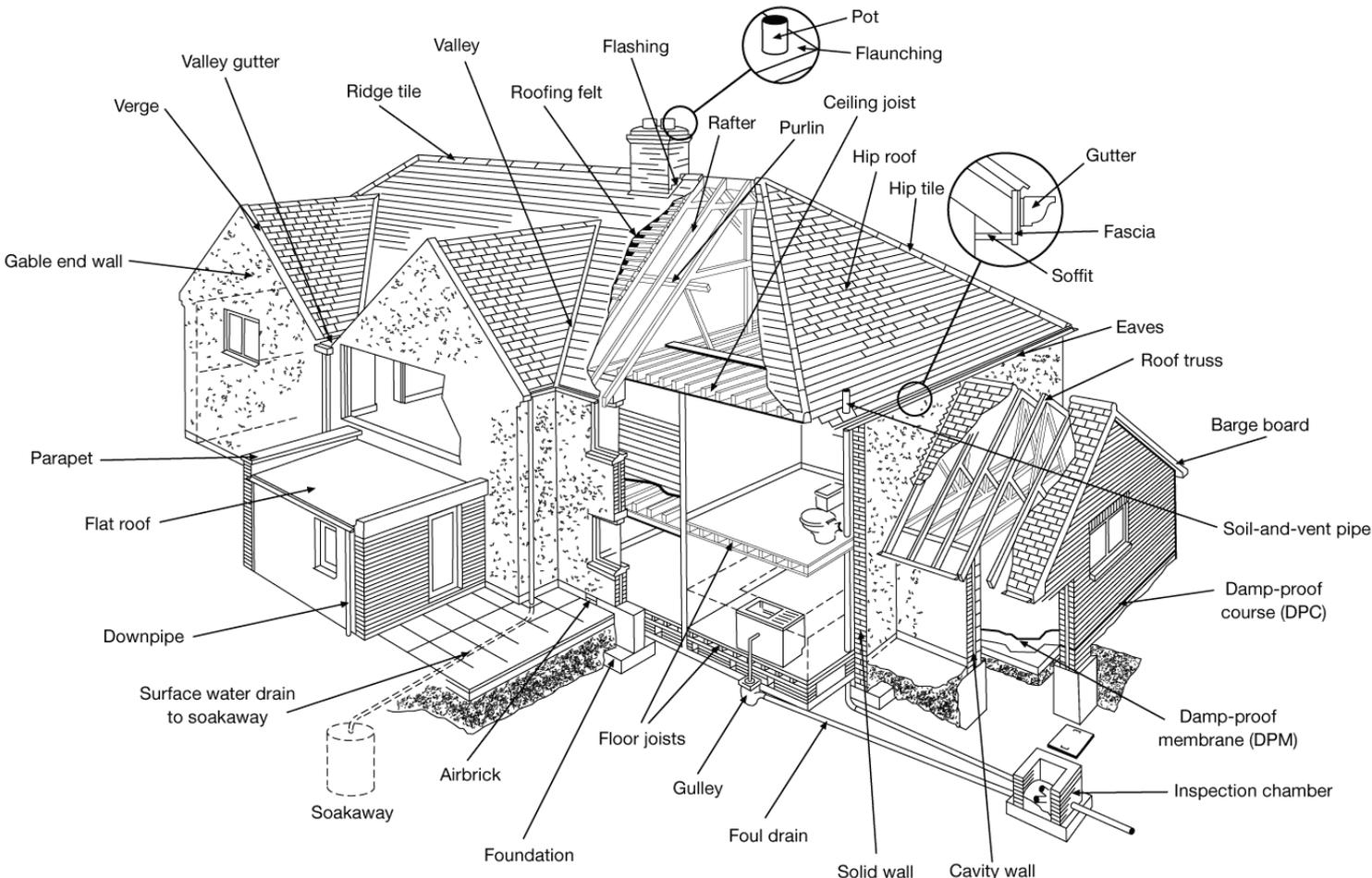
This table will help you choose the most appropriate survey, but if you have any particular requirements, remember to discuss them with your surveyor before they inspect the property. The surveyor may be able to provide you with extra services, under separate contracts.

Service features	Survey Level 1 RICS Condition Report service	Survey Level 2 RICS Homebuyer Report (Survey) service	Survey Level 2 RICS Homebuyer Report (Survey & Valuation) service	Survey Level 3 RICS Building Survey service
Describes the construction and condition of the property on the date of the inspection.	✓	✓	✓	✓
Aims to identify any problems that need urgent attention or are serious.	✓	✓	✓	✓
Aims to identify things that need to be investigated further to prevent serious damage.	✓	✓	✓	✓
Aims to tell you about problems that may be dangerous.	✓	✓	✓	✓
Aims to show up potential issues and defects, before any transaction takes place.	✓	✓	✓	✓
Aims to show up potential issues and defects, before any transaction takes place.	✓	✓	✓	✓
Aims to help you decide whether you need extra advice before committing to purchase		✓	✓	✓
Aims to enable you to budget for any repairs or restoration.		✓	✓	✓
Aims to advise you on the amount of ongoing maintenance required in the future.		✓	✓	✓
Provides a reinstatement cost to help you avoid under or over-insurance.			✓	
Provides a market valuation.			✓	
Aims to establish how the property is built, what materials are used and how these will perform in the future				✓
Aims to describe visible defects, plus exposing potential problems posed by hidden defects.				✓
Aims to outline the repair options and give you a repair timeline, whilst explaining the consequences of not acting.				✓
Where practical and agreed, provides an estimate of costs for identified repairs.				✓
Provides specific comments on energy efficiency.				✓

Note: Extra services can be provided with all surveys but will require a separate contract.

For more information, visit [rics.org/homesurveys](https://www.rics.org/homesurveys)

# Typical house diagram



## 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. Your 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 any 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 joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

# Maintenance tips (continued)

## 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:** Check these when you are cleaning or redecorating. 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 cleaning or 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, woodwork and joinery:** 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 Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.
- Monitor plumbing regularly during use and when you are cleaning. 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 or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

## Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Japanese knotweed or other non-native species:** seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognised trade association.
- **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.