



LEVEL 2

Your survey and valuation report

Property address

25, Sample Bank, Witham,
Lincolnshire PE21 7PQ

Client's name

Mr Ken & Mrs Sue Sample

Inspection Date

8th September 2026

Surveyor's RICS number

Martin Tate 72015 - Managing
Director - My-Surve

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a 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 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 M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- 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 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** report sent on the 25th August 2026 for a full list of exclusions.

About the inspection

Surveyor's name

Martin Tate Bsc Hons, Dipl.HI, MRICS, MRPSA

Surveyor's RICS number

Martin Tate 72015 - Managing Director - My-Surve

Company name

My Surve Property Surveyors Group

Date of the inspection

8th September 2026

Report reference number

Mr Ken & Mrs Sue Sample

Related party disclosure

I am not aware of any conflict of interest as defined by the current RICS Valuation – Global Standards (Red Book Global Standards) and the RICS Rules of Conduct.
I confirm that neither I, nor My Surve Property Surveyors Group, have any personal, financial or other interest in the property that would prejudice the impartiality of this report.

Full address and postcode of the property

25, Sample Bank, Witham, Lincolnshire PE21 7PQ

Weather conditions when the inspection took place

When I inspected the property, the weather was dry and overcast.

Status of the property when the inspection took place

The property was occupied and furnished

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern 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

Condition ratings

Overall opinion of the property

The property is a traditionally constructed semi-detached house which, overall, was found to be in a **generally serviceable condition for its age and type**. The accommodation has been extended and improved, the roof has previously been renewed, and no evidence of major internal distortion or immediate structural instability was identified during the inspection.

The principal matters to consider are:

1. **Structural movement and cracking:** Movement and cracking were noted externally to the main walls, with associated minor cracking internally, including beneath the side landing window. In my opinion, the nature and extent of the movement observed at the time of inspection do not provide clear evidence of significant ongoing structural instability. However, the history of the movement should be established and the affected areas monitored. **Further localised cracking may develop or existing cracks may reopen, and future masonry crack repairs, repointing and associated internal plaster repairs and redecoration should be anticipated.** If cracking becomes progressive, significantly widens or is accompanied by further distortion, additional investigation by a suitably qualified structural engineer should be undertaken.
2. **Subsidence and insurance:** Your Legal Adviser should establish whether there is any history of subsidence, heave, structural movement, underpinning, structural repairs or associated insurance claims affecting the property. **Before exchange of contracts, you should confirm that comprehensive buildings insurance, including subsidence cover, is available on normal terms and without unusual exclusions, increased excesses or premiums.** Any adverse history or difficulty obtaining normal insurance terms should be referred back to me for further advice.
3. **Structural alterations:** Internal alterations have been undertaken, including the formation/enlargement of an opening to the kitchen and the apparent removal of a former chimney breast. Your Legal Adviser should obtain the relevant Building Regulations approvals, completion documentation and structural calculations where applicable.
4. **Previous building works:** Available records identify Building Regulations involvement for **re-roofing works dating from 2019**. Documentation should also be obtained for the rear utility/cloakroom extension. Your Legal Adviser should obtain the relevant statutory approvals, completion certificates and any associated guarantees or warranties.
5. **Moisture:** Isolated slightly elevated moisture readings were recorded internally at low level. These were limited in extent and there was no associated significant deterioration to the internal finishes. In my opinion, the findings do not indicate an immediate significant damp problem, although the affected areas should be monitored.
6. **Boundaries:** Sections of the right-hand boundary fencing are leaning and require attention. The fencing should be checked for stability and strengthened, refixed or replaced as necessary. Boundary ownership and maintenance responsibilities should be confirmed by your Legal Adviser.
7. **Flooding and environmental considerations:** The Maud Foster Drain is situated immediately west of the property. Available information records a **low risk of flooding from rivers and the sea and a very low risk from surface water**. Appropriate environmental and flood searches should nevertheless be completed before exchange of contracts.
8. **Services:** Current electrical, gas and heating inspection, testing and servicing documentation

should be obtained. Where satisfactory recent certification is unavailable, appropriate testing should be undertaken by suitably qualified contractors.

The property will require the **normal ongoing maintenance and periodic repair expected of a house of this age and construction**, together with attention to the specific matters identified within this report. In particular, you should budget for the possibility of **future localised masonry crack repairs, repointing, plaster repairs and redecoration associated with the movement noted**. I have not identified defects which, on the information presently available, would lead me to advise against the purchase.

In my opinion, the agreed purchase price of £205,000 is reasonable having regard to the property, its accommodation, condition and the available local market evidence, provided you are prepared to accept the repair and maintenance responsibilities and risks identified within this report, including the possibility of future localised repairs associated with the movement and cracking. Of particular importance, the recommended enquiries concerning the history of structural movement/subsidence and the availability of buildings insurance including subsidence cover on normal terms should be satisfactorily concluded before exchange of contracts. If these enquiries reveal previous significant structural movement, underpinning, substantial structural repairs, an associated insurance claim or difficulty obtaining normal insurance terms, **the matter should be referred back to me before you become legally committed to the purchase**, as this information could affect my overall opinion and the reasonableness of the agreed purchase price.

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
F1	Current Electrical Installation Condition Report (EICR) and certificates for any subsequent electrical works	No
F2	Gas safety / inspection documentation	No
F4	Boiler installation documentation and current/recent service record	No
H3	Official title plan/register confirming the property boundaries, rights, easements and any matters affecting the property.	No
H3	Seller's Property Information Form (TA6), including disclosure of previous damage, repairs, insurance claims and other significant defects	No
H3	Water and drainage search confirming public sewer connections and any public/shared drainage affecting the site.	No
H1	Building Regulation approvals and completion certificates for alterations or improvement works undertaken to the property	No
D5/H2	FENSA/CERTASS certificates or Building Regulation approval for replacement windows/doors, where applicable	No
H1/D2	Re-Roofing	No



Elements that require urgent attention

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

Element no.	Element name

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
D4	Main walls
E3	Walls and partitions
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
G1	Garage
G3	Other

1

Elements with no current issues

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E2	Ceilings
E4	Floors
E7	Woodwork (for example, staircase and joinery)
F3	Water
F4	Heating
F5	Water heating
F6	Drainage

**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

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a traditional two-storey bay-fronted semi-detached house.

Approximate year the property was built

The exact age of the property is not known but it is thought to have been built around the late 1930s to early 1950s.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

Traditional Construction

The property is considered to be traditionally constructed.

Walls: Cavity brick masonry construction.

Roof: Timber-framed pitched hipped roof clad with tiles.

Accommodation

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

C

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 property has an Energy Performance Certificate (EPC) rating of **D (68)**, with the potential to improve to **C (74)**. The certificate is valid until **5 February 2036**.

Issues relating to the energy efficiency rating

The EPC records the external walls as **cavity construction with filled cavities**, with a good energy-efficiency assessment. The pitched roof is recorded as having approximately **270mm of loft insulation**, assessed as very good. Heating is provided by a mains gas boiler and radiators with a room thermostat and thermostatic radiator valves. The suspended floors are recorded as having no insulation, although this is an assumed assessment.

In my opinion, the property's energy performance is reasonable for a traditionally constructed house of this age. The EPC identifies scope for improvement from the current **D (68)** rating to **C (74)**.

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)

None.

Other energy matters

None.

C

Location and facilities

Grounds

The property has a gravelled forecourt providing off-road parking. There is a rear garden, together with a single-width brick-built garage positioned towards the rear of the plot.



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12

Location

The property is situated within an established residential area on the northern side of Boston. Sample Bank runs along the western frontage of the property, with the Maud Foster Drain situated immediately beyond the road. The surrounding development comprises predominantly established residential housing, with Dion's Wood Nature Reserve situated to the east.

The front elevation faces approximately **west** towards Sample Bank. All directions and room locations referred to within this report are given with reference to facing the property from the front.

The proximity of the Maud Foster Drain is a notable feature of the location. The available property data records the present flood risk from rivers and the sea as **low**, with surface-water flood risk recorded as **very low**. Your legal adviser should nevertheless obtain and review the usual environmental and flood searches before exchange of contracts.

It would be prudent to visit the property and surrounding area at different times of the day to assess traffic, activity and other locality factors that could affect your future enjoyment of the property.

Facilities

An acceptable range of local amenities is available within Boston, including shops, schools, healthcare facilities, recreational amenities and public transport services. **Pilgrim Hospital** and a number of schools are situated within the surrounding area.

Boston railway station is approximately **1.1 miles** from the property, and local bus services are available nearby. The property also has reasonable access to Boston town centre and the wider local road network.

Local environment

I am not aware of any significant adverse environmental factors affecting the immediate locality from the information available. A comprehensive environmental search should nevertheless be obtained as part of the normal pre-contract enquiries.

Flooding Risk

The property is situated immediately east of the **Maud Foster Drain**. The available environmental data records the risk of flooding from **rivers and the sea as Low** and the risk from **surface water as Very Low**. Your legal adviser should confirm the current position through the usual environmental and flood searches and establish whether there is any history of flooding affecting the property.

Radon Risk

The property is located within an area where the estimated probability of homes being above the radon action level is **less than 1%**. This represents the lowest risk category shown within the available data.

Ground Conditions

Available environmental data identifies the surrounding ground as predominantly **deep clay to clayey loam**, with quaternary marine/estuarine clay and silt indicated locally. Clay-based soils can be susceptible to changes in volume associated with variations in moisture content. In my opinion, this is principally a general ground-condition consideration rather than evidence of a defect affecting this property.

The environmental information also identifies **historic landfill sites within the wider Boston area**, although none is shown immediately adjoining the property. Your legal adviser should ensure that the environmental search confirms whether contamination, landfill or other environmental constraints affect the property.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

When a property is surveyed there are often limitations on what we can gain access to or see. It must be accepted that the report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Our inspection of the external surfaces is made from ground level with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated via readily accessible windows. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it has been assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequential repair costs will be discovered at a later date.

* There were no matters restricting my normal inspection.



D1 Chimney stacks

Type: There is a shared brick-built chimney stack with the adjoining property to the left-hand side. Two clay chimney pots are fitted. The flues are understood to be redundant. A former rear chimney stack has previously been removed.

Flashings: Lead flashings form the weatherproof junction between the remaining chimney stack and the roof coverings.

Condition:

1. The visible brickwork is in reasonable condition for its age, and the stack is generally plumb and stable with no evidence of significant movement or structural distortion.
2. The lead flashings appear secure and serviceable.
3. The chimney pots remain in position. As the flues are no longer in use, ventilating rain cowls should be fitted as a precaution to reduce rainwater entry while maintaining ventilation to the redundant flues.
4. In my opinion, the previous removal of the rear chimney stack does not give rise to concern from the areas visible during this inspection.
5. Chimney stacks are exposed to weathering and should be inspected and maintained periodically.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 13

D2 Roof coverings

1

Main Roof:

Type: The main roof is of timber-framed pitched hipped construction.

Covering: The roof has been stripped and recovered in later years with concrete interlocking single-lap tiles fixed to battens.

Ridge/Hips: Concrete ridge and hip tiles are bedded and pointed in cement mortar.

Sarking: A breathable roofing membrane is provided beneath the tile coverings as secondary protection against weather penetration.

Condition:

1. The main roof coverings are in reasonable condition and appear to be performing satisfactorily. Roof lines are generally true with no significant sagging or distortion noted.
2. No significant slipped, missing or damaged tiles were identified during the inspection.
3. The ridge and hip tiles appear secure and serviceable.
4. No evidence of significant water penetration was identified internally at the time of inspection.
5. The roof should continue to be inspected and maintained periodically, particularly following severe weather.
6. In recent years, extreme weather conditions have been experienced including high winds, heavy and volatile rainfall. Inspection from ground level and internally may not reveal minor defects which could prove problematic in such conditions. Even the best maintained roof can suffer leaks during extreme weather events. Older roofs will inevitably be more vulnerable. It is therefore important that roof coverings and valleys, chimneys and flashings, and rainwater fittings etc are checked and maintained regularly. Minor leaks during such events does not necessarily mean that significant repair or replacement is always necessary. Most roofs/buildings can tolerate minor or short-lived leakage.

Other Roofs:

A later single-pitched roof is provided over the rear utility area, formed from a former flat concrete roof and finished with a GRP resin covering. The covering is in reasonable condition with no significant defects or evidence of leakage noted.

The front bay has a flat lead-covered roof. The lead covering is in reasonable condition and no evidence of associated water penetration was identified.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 14



Photo - 15



Photo - 16



Photo - 17



Photo - 18

D3 Rainwater pipes and gutters

Gutters: Modern white PVC rainwater fittings are installed.

Downpipes: The gutters discharge via PVC downpipes into drainage points within the surrounding grounds.

Condition:

1. The visible rainwater fittings are in satisfactory condition and no significant defects were noted at the time of inspection.
2. The gutters and downpipes should be cleaned periodically to remove leaves and debris, with joints and connections checked for leakage and resealed where necessary.
3. Associated gullies and drainage points should also be kept clear to ensure rainwater is discharged effectively away from the building.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.

1



Photo - 19



Photo - 20

D4 Main walls

2

Main House:

Construction: The main walls are of early cavity brick construction with external elevations finished in red facing brickwork. The rear utility/store is of older single-skin solid brick construction.

Insulation: Filled drill holes within the external brickwork indicate that retrofit cavity wall insulation has been installed.

Damp Proofing: A bituminous damp-proof course is visible at the base of the main walls.

Subfloor Ventilation: Air vents are provided at low level to ventilate the suspended timber ground floors.

Condition:

1. The external brickwork is generally in fair condition for its age and the main elevations remain serviceable.
2. Minor cracking is present locally, including around the bay and some openings. More notable cracking was identified to the right-hand side elevation around openings. Previous repointing repairs have been undertaken, although some cracks have subsequently reopened.
3. In my opinion, the cracking is consistent with a degree of historic settlement/movement of the structure. The extent of damage remains relatively minor; however, localised professional masonry repairs, potentially including crack-stitching, are required.
4. Some previous repointing is of poor quality and should be properly renewed as part of the masonry repairs.
5. Older properties of this construction commonly have comparatively shallow foundations and can be more susceptible to seasonal ground movement, particularly during prolonged periods of dry weather.
6. As a precaution, nearby drainage should be checked for leakage to ensure that defective underground drainage is not contributing to localised ground movement.
7. Your legal adviser should confirm whether there has been any previous structural movement, subsidence claim or associated insurance claim. You should also confirm with your proposed buildings insurer that the observed cracking will not adversely affect the availability or terms of normal subsidence cover.
8. The visible damp-proofing arrangements are generally satisfactory. Older buildings remain more susceptible to dampness and the external ground levels should be maintained below the damp-proof course.
9. The low-level subfloor ventilation openings were generally clear. These should be kept unobstructed to maintain airflow beneath the suspended timber floors.
10. The retrofit cavity wall insulation should be supported by any available installation certificate and guarantee, which your legal adviser should obtain.

Condition Rating 2 – Justification: Age-related deterioration, wear and maintenance requirements were identified.

ACTION: Undertake repairs and maintenance within an appropriate timescale.



Photo - 21



Photo - 22



Photo - 23 Drill hole cavity insulation fitted



Photo - 24



Photo - 25



Photo - 26



Photo - 27



Photo - 28



Photo - 29



Photo - 30



Photo - 31



Photo - 32 Repaired cracks - rear



Photo - 33 Bitumen DPC

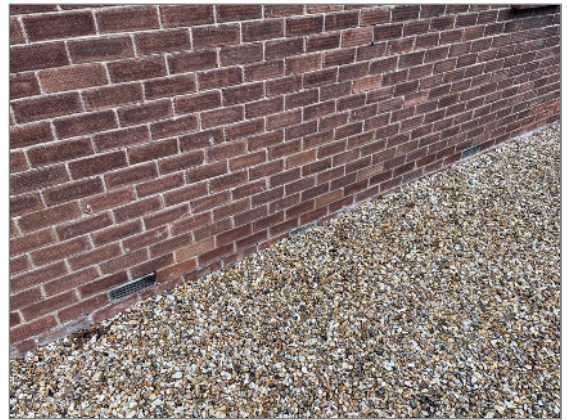


Photo - 34



Photo - 35



Photo - 36



Photo - 37



Photo - 38



Photo - 39



Photo - 40



Photo - 41

D5 Windows

1

Type: Fairly modern replacement uPVC double-glazed casement windows are installed throughout.

Building Regulations: The windows are considered likely to have been installed after 2010. Your legal adviser should obtain any available FENSA/CERTASS certification, Building Regulation documentation and transferable guarantees relating to their installation.

Condition:

1. The windows are generally in satisfactory condition and the units tested operated normally. Frames, handles and associated fittings appear secure and serviceable.
2. No significant defects were identified to the visible frames or glazing at the time of inspection.
3. Sealed double-glazed units have a finite service life and can fail with age, resulting in condensation or misting between the panes. Individual glazing units should be replaced as failure occurs.
4. Window mechanisms, hinges and locking fittings should be cleaned, lubricated and adjusted periodically as part of normal maintenance.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 42



Photo - 43



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50

D6 Outside doors (including patio doors)

Front: Modern uPVC panelled and double-glazed entrance door with matching glazed side panel.

Rear: Modern uPVC panelled and double-glazed external door.

1

Condition:

1. The doors are in satisfactory condition and appeared secure and serviceable when operated during the inspection.
2. No significant defects were identified to the visible frames, glazing, hinges or locking mechanisms.
3. Your legal adviser should obtain any available Building Regulation/FENSA certification and transferable guarantees relating to their installation.
4. Door fittings, hinges and locking mechanisms should be cleaned, lubricated and adjusted periodically as part of normal maintenance.
5. As a sensible security precaution, the external door locks should be changed when you take occupation.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 51



Photo - 52

D7 Conservatory and porches

None.



D8 Other joinery and finishes

No other significant joinery.



D9 Other

No other matters.



E

Inside the property

E

Inside the property

Limitations on the inspection

Limitations on the inspection

As surveyors we are restricted to what can be observed and accessed at the time of inspection. This report comments only on those parts of the property that were visible and reasonably accessible.

The property was occupied and furnished. Furniture, floor coverings, stored possessions and fixed finishes restricted inspection in some areas. Floor coverings were not lifted, furniture and stored items were not moved, and no invasive investigations were undertaken. Concealed defects may therefore exist that were not apparent during the inspection.

Areas that were covered, concealed or otherwise inaccessible could not be inspected. In the absence of evidence to the contrary, these areas have been assumed to be free from significant defect. Should greater certainty be required, further investigation involving opening-up works will be necessary. Unless such investigations are undertaken before exchange of contracts, additional defects and associated repair costs may be identified.

- The property was occupied and furnished, restricting inspection of some concealed areas.
- There were no other significant matters restricting my inspection.



E1 Roof structure

1

Access: The main roof space is accessed via a hatch at first-floor landing level. A folding/sliding loft ladder is fitted.

Construction: Traditional timber-framed pitched roof construction comprising rafters, purlins and associated supporting timbers. A modern breathable roofing membrane is visible beneath the tile coverings, consistent with the roof having been recovered in later years. Mineral wool insulation is laid at ceiling level. Parts of the roof space have been boarded for storage.

Condition:

1. The accessible roof structure has performed satisfactorily over the years and, in my opinion, remains structurally serviceable.
2. No significant sagging, displacement or distortion of the principal roof timbers was identified.
3. The visible timbers were generally sound with no evidence of significant structural timber decay or active water penetration at the time of inspection.
4. The modern breathable membrane provides secondary protection beneath the roof coverings and appeared satisfactory where visible.
5. Mineral wool insulation is provided at ceiling level. Stored possessions and boarded areas restricted inspection of some timbers, ceiling surfaces and insulation, and these concealed areas could not be assessed.
6. Boarding used for storage should be adequately supported and excessive loading of the ceiling joists avoided unless they have been specifically strengthened for this purpose.
7. Roof ventilation should be maintained, particularly where insulation is increased, to reduce the risk of condensation within the roof space.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 53



Photo - 54



Photo - 55



Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60



Photo - 61



Photo - 62

E2 Ceilings

1

The ceilings have been inspected from floor level and from within accessible roof spaces where random sections of insulation were carefully lifted on a sampling basis – where safe to do so. In many cases the nature of ceiling material cannot be ascertained without damage being caused.

Construction: A combination of traditional lath and plaster or plaster board ceilings and later plasterboard construction associated with alterations and refurbishment.

Finishes: Predominantly smooth painted plaster finishes.

Condition:

1. The ceilings are generally level, secure and serviceable, with only minor age-related imperfections noted.
2. No significant sagging, displacement, water staining or evidence of widespread ceiling failure was identified.
3. Traditional lath and plaster ceilings become more susceptible to cracking and loss of key with age. Localised repairs should therefore be anticipated during future ownership.
4. In my opinion, no significant repairs are currently required, although older ceiling finishes should be monitored and repaired locally as deterioration occurs.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.



Photo - 63



Photo - 64



Photo - 65

E3 Walls and partitions

2

Construction: The internal walls are predominantly solid masonry construction, with some later lightweight partitions associated with alterations.

Finishes: Wall surfaces are generally plastered with painted decorative finishes.

Alterations: Alterations have been carried out, including the formation/enlargement of an opening to the kitchen and the apparent removal of a former chimney breast in this area.

Condition:

1. The internal wall surfaces are generally in satisfactory condition, with **no significant distortion or other evidence of serious structural movement noted internally**.
2. A slight plaster crack was noted beneath the side landing window. This broadly corresponds with minor movement noted externally. In my opinion, the cracking is **not structurally significant** and is suitable for localised preparation and a more durable plaster repair before redecoration. Some recurrence remains possible if the underlying minor movement continues.
3. The alterations and removal of masonry walls/chimney breast may have required structural support and Building Regulations approval. Your legal adviser should confirm that the appropriate approvals, completion documentation and any supporting structural calculations are available.
4. Isolated slightly elevated moisture readings were recorded at low level with an electronic moisture meter. These were limited in extent, with no associated significant deterioration to the internal finishes. In my opinion, the findings do not indicate an immediate significant damp problem, although the affected areas should be monitored.
5. Minor surface imperfections and localised decorative repairs should otherwise be anticipated as part of normal maintenance.

Condition Rating 2 – Justification: Supporting documentation, approvals or certification were unavailable but the issue is not considered purchase-critical.

ACTION: Obtain documentation through your legal adviser.

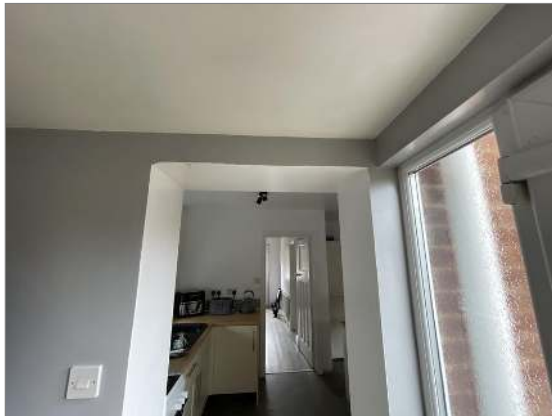


Photo - 66



Photo - 67



Photo - 68



Photo - 69 Slight crack landing in line with the slight movement noted side elevation



Photo - 70



Photo - 71



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76



Photo - 77



Photo - 78



Photo - 79



Photo - 80



Photo - 81



Photo - 82



Photo - 83



Photo - 84

E4 Floors

1

Ground Floors: Predominantly suspended timber board-on-joist construction, with areas of solid floor construction to the kitchen and rear utility.

Upper Floors: Suspended timber board-on-joist construction.

Finishes: A mixture of modern laminate flooring and fitted carpet.

Condition:

1. The floors generally felt firm and serviceable underfoot, with no significant deflection, springing or unevenness noted in the accessible areas. Normal minor creaking was noted.
2. No evidence of significant structural floor failure was identified during the inspection.
3. Fitted floor coverings and furnishings prevented detailed inspection of the underlying floorboards and structural timbers. Floorboards were not lifted.
4. In properties of this age, floorboards are commonly disturbed during plumbing, heating and electrical alterations and are not always adequately re-secured. When the floor coverings are next lifted or replaced, the boards should be checked and any loose or inadequately fixed boards securely refixed.
5. Suspended timber ground floors rely upon effective subfloor ventilation to reduce the risk of concealed timber decay. External air vents should therefore be kept clear and unobstructed.
6. In my opinion, no significant repairs are currently required to the accessible floor areas.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.



Photo - 85



Photo - 86



Photo - 87



Photo - 88



Photo - 89



Photo - 90

E5 Fireplaces, chimney breasts and flues

2

Flue soundness and efficiency in older homes must never be assumed.

We have not undertaken a smoke test to check soundness of open fires & flues that may be in use or could be used.

We can give no assurances as to the practicalities of using fireplaces unless further investigation and testing is undertaken by a competent person (HETAS) Registered Engineer or Gas Safe – Gas Appliances).

It is recommended that all flues be checked prior to use. A competent person & chimney sweep would be able to sweep the flues and carry out a smoke test on open fires or solid fuel appliances. If necessary old flues can be lined in order to bring them up to modern standards.

If you are considering fitting modern appliances such as gas fires, wood burning or multi –fuels stoves specialist advice should be obtained on flue and ventilation suitability.

Description: The original chimney breast has been removed within the kitchen area. Other former fireplaces have also been removed and the associated flues sealed.

Condition:

1. No significant cracking, distortion or other evidence of structural distress was identified internally around the areas of the removed chimney breasts.
2. Removal of a chimney breast is a structural alteration and appropriate support is normally required to any retained masonry above. Your legal adviser should confirm that Building Regulation approval/completion documentation is available for the alterations and establish what structural support was installed.
3. The redundant flues have been sealed without ventilation. Ventilation should be provided at low level, together with suitable ventilated rain cowls at chimney level, to maintain airflow through the redundant flues and reduce the risk of condensation and associated dampness.
4. The flues were not smoke tested and their internal condition cannot be confirmed. They should not be brought back into use without prior inspection and testing by an appropriately competent contractor.

Condition Rating 2 – Justification: Supporting documentation, approvals or certification were unavailable but the issue is not considered purchase-critical.

ACTION: Obtain documentation through your legal adviser and arrange ventilation improvements within an appropriate timescale.



Photo - 91



Photo - 92

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

2

Fittings & Appliances: No detailed inspection & testing has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully checked, tested for safety and serviced where appropriate by an appropriate engineer/competent person - preferably before exchange of contracts or at worst before taking up occupation. It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and you taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This risk must be accepted when proceeding with your purchase.

Kitchen: The kitchen is fitted with a basic range of floor and wall-mounted units with laminate work surfaces, stainless-steel sink/drainage and tiled splashbacks.

Condition:

1. The kitchen remains functional and usable but the fittings are generally worn and tired. There is localised damage to cabinet doors and finishes, together with missing sections of plinth/kickboard beneath the base units.
2. Some doors and fittings require adjustment or repair. Missing plinths should be reinstated and damaged components repaired or replaced.
3. In my opinion, the kitchen is approaching the stage where general refurbishment or replacement should be anticipated.
4. No significant leakage was evident beneath the sink at the time of inspection.
5. Built-in and freestanding appliances were not tested as part of this inspection.
6. Allow a budget for repairs in the short term and more comprehensive kitchen refurbishment according to your requirements.

Condition Rating 2 – Justification: Age-related deterioration, wear and maintenance requirements were identified.

ACTION: Undertake repairs and maintenance within an appropriate timescale.



Photo - 93



Photo - 94



Photo - 95



Photo - 96



Photo - 97



Photo - 98



Photo - 99



Photo - 100



Photo - 101

E7 Woodwork (for example, staircase joinery)

Staircase: There is a conventional timber staircase with fitted carpet covering.

Internal Doors: The internal doors are of mixed timber and panelled construction.

Other: Door surrounds, skirting boards and architraves are predominantly painted timber.

Condition:

1. The staircase is generally firm, secure and serviceable, with no significant defects noted during normal use.
2. Internal doors and the majority of associated joinery are in satisfactory condition for their age.
3. Some minor wear and deterioration is present, consistent with normal occupation.
4. Some sections of timber trim/fittings are missing within the kitchen area and should be reinstated as part of routine repair and refurbishment.
5. Painted timberwork will require periodic redecoration and minor repairs as part of normal maintenance.

Condition Rating 1 – Justification: No significant defects were identified and the element appears serviceable.

ACTION: Continue routine maintenance and periodic inspection.

1



Photo - 102



Photo - 103

E8 Bathroom fittings

2

Important Note: Fittings and plumbing have not been subject to detailed testing. We have, where possible and practical, operated basic taps & fittings and flushed WC's – if the water supply is switched on. Electric shower fittings and complex multi outlet & multi-function shower fittings have not be operated or tested. It should be remembered that we have not taken out or opened up any of the fittings & appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and you taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of fittings can reveal or cause defects in plasterwork and services. This risk must be accepted when proceeding with your purchase.

Bathroom: The bathroom is fitted with a white suite comprising a panelled bath with shower over, WC and wash hand basin. The walls around the bath/shower area are tiled and mechanical extract ventilation is provided.

Other: The separate cloakroom is fitted with a WC and wash hand basin.

Condition:

1. The sanitary fittings are generally functional and serviceable but show normal wear consistent with their age.
2. The sealant around the bath is deteriorated and poorly finished in places. In my opinion, this should be renewed to provide an effective watertight seal, particularly where the bath is used as a shower.
3. Defective seals can allow water to penetrate behind the bath and wall finishes, resulting in concealed dampness and deterioration.
4. The mechanical extractor fan is an older installation. It should be maintained and checked for satisfactory operation, with upgrading considered if its performance is inadequate.
5. Routine maintenance and local refurbishment of the bathroom fittings and finishes should be anticipated.

Condition Rating 2 – Justification: Repairs and maintenance are required to the bath seals and associated finishes, but there is no indication from the inspection photographs of a defect requiring urgent or immediate repair.

ACTION: Renew the defective bath sealant and check the surrounding junctions for watertightness. Maintain the sanitary fittings and check the extractor fan for effective operation.



Photo - 104



Photo - 105



Photo - 106



Photo - 107



Photo - 108 Poor bath seals



Photo - 109



Photo - 110



Photo - 111



Photo - 112



Photo - 113

E9 Other

No other matters.



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.

F

Services

Limitations on the inspection

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue).

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any services which are not visible. Sanitary fittings have been tried under normal operation where possible (if the water supply is switched on – we do not activate the water supply in empty properties that are drained down).

Services (heating, gas, electric, plumbing; including fittings) have not been tested but where appropriate, specific advice has been made as to the advisability of having the services inspected by a specialist contractor.



F1 Electricity

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

BS 7671 is the 18th edition and the current standard used in the UK. It came into effect from 1st January 2019 and is the national standard used for electrical installation and wiring safety across domestic, commercial, and industrial properties.

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.

Description: Mains electricity is connected. The consumer unit is located under the stairs and is fitted with circuit breakers.

Condition:

1. The consumer unit is an older installation but no significant visible damage was noted.
2. The inspection label records that the electrical installation was last inspected in April 2008, with the next inspection due after 10 years.
3. No evidence of a more recent electrical inspection and test was available at the time of survey.
4. In my opinion, the installation is now overdue for inspection and testing. A suitably qualified registered electrician should undertake an Electrical Installation Condition Report (EICR) and carry out any necessary remedial work.
5. Your Legal Adviser should check whether the vendor holds a more recent electrical inspection and test certificate.

Condition Rating 2 – Justification: The electrical installation is overdue for inspection and testing and further investigation is required.

ACTION: Arrange inspection and testing by a registered electrician and obtain costings for any necessary repairs before exchange of contracts.



Photo - 114



Photo - 115



Photo - 116

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.

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an 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.

2

Gas Supply: Mains gas is connected.

Condition:

1. No significant visible defects were noted to the accessible parts of the gas installation.
2. No current gas safety certificate was available at the time of inspection.
3. The gas installation and appliances have not been tested as part of this survey.
4. In my opinion, the installation and appliances should be inspected and tested by a Gas Safe registered engineer to confirm they are safe and serviceable.
5. Your Legal Adviser should check whether the vendor holds a current gas safety/service certificate.

Condition Rating 2 – Justification: No current gas safety certificate was available and further inspection and testing is required.

ACTION: Arrange inspection and testing by a Gas Safe registered engineer and obtain costings for any necessary repairs before exchange of contracts.

F3 Water

1

Important Note: Fittings and plumbing have not been subject to detailed testing. We will carry out a general check of the visible pipe work and tanks enabling us to give an indication of the overall standard of the system. We cannot see underground incoming water pipes and it is rarely possible to carry out a detailed check of the underside of the tanks or surfaces inside lagging, jackets or hidden pipes etc. It is often found that pipes are hidden out of sight which makes repair and maintenance work costly when the need arises.

We are not permitted to fill pipe work systems when surveying an empty property and this makes it difficult to advise upon faults.

We have, where possible and practical, operated basic taps & fittings and flushed WC's – if the water supply is switched on. Electric shower fittings and complex multi outlet & multi-function shower fittings have not be operated or tested.

It should be remembered that we have not taken out or opened up any of the fittings & appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and you taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of fittings can reveal or cause defects in plasterwork and services. This risk must be accepted when proceeding with your purchase.

Supply: There is a mains water supply. The external stop tap is located towards the front pavement. The internal stop tap is understood to be beneath the kitchen sink. Its position and operation should be checked and confirmed so that the water can be switched off in an emergency.

Condition:

1. The visible plumbing is of conventional copper supply pipework with plastic waste fittings.
2. The property has a pressurised water system and there are no stored water tanks.
3. No significant leakage was noted to the accessible visible pipework and fittings at the time of inspection.
4. The internal stop tap should be checked to ensure that it operates freely and effectively.
5. Concealed pipework has not been inspected and the plumbing installation has not been subject to detailed testing.

Condition Rating 1 – Justification: No significant defects were identified to the visible water installation and it is generally serviceable.

ACTION: Check the position and operation of the internal stop tap and continue routine maintenance.



Photo - 117



Photo - 118

F4 Heating

1

The ability of any central heating system to sufficiently heat all areas required depends on the efficiency of the boiler and the size and efficiency of the pipe runs and radiators. In order to tell accurately whether a central heating system is adequate, heating engineers have to carry out a series of calculations involving size of radiators, room and window sizes, capacity of the boiler etc. For this degree of assessment, a heating engineer's involvement is essential.

Type: The heating is provided by a gas-fired combination boiler located in the bathroom. The boiler feeds steel panel radiators.

Boiler Type: Gas-fired Remeha combination boiler providing central heating and domestic hot water.

Controls: The system is controlled from a programmer, room thermostat and some thermostat radiator valves.

Condition:

1. The heating system was operating at the time of inspection and hot water was available.
2. The boiler and accessible heating components look generally serviceable with no significant defects noted.
3. No evidence of leakage was noted to the accessible parts of the system.
4. Boilers and heating systems require regular servicing to maintain safe and efficient operation. Your Legal Adviser should check the service history and whether a current service record is available.

Condition Rating 1 - Justification: No significant defects were identified and the heating system was operating at the time of inspection.

ACTION: Continue routine servicing and maintenance in accordance with the manufacturer's recommendations.

Controls:



Photo - 119



Photo - 120

F5 Water heating

All heating and hot water installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section F4).

1

Hot Water Source: The hot water is provided directly from the gas-fired combination boiler.

Condition:

1. Hot water was available at the taps when operated at the time of inspection.
2. The system does not rely upon a separate hot water storage cylinder.
3. No significant defects were noted with the hot water supply during the inspection.
4. The hot water system is dependent upon the combination boiler and should be serviced as part of the routine boiler servicing referred to in section F4.

Condition Rating 1 - Justification: No significant defects were identified and hot water was available at the time of inspection.

ACTION: Continue routine servicing and maintenance.

F6 Drainage

1

Important Note: Inspection chamber covers have been opened where we deem this to be appropriate. It must be emphasized that a visual check of inspection chambers, gullies, waste pipes and the surrounding grounds cannot confirm that other parts of the drainage system are free from defects.

Heavy concrete and cast iron covers are not opened. Heavily rusted or damaged, tightly screwed down or sealed airtight covers are not opened unless prior arrangements have been made.

There is a risk of defects to concealed underground drainage, (particularly in older homes) unless full tests are undertaken. Specialist drains tests and full CCTV reports can be undertaken although there is an extra cost for this level of investigation and is not part of this type of survey report.

Foul Water

Description: The foul drainage is understood to discharge to the mains drainage system. The visible drainage runs towards the rear of the plot and is likely to connect with drainage serving neighbouring properties. An inspection chamber within the rear garden was opened where the drain was found to be clear and free flowing. A further inspection chamber within the rear path adjacent to the utility was tightly secured and could not be opened without risk of damage.

Condition:

1. The accessible inspection chamber was clear and free flowing at the time of inspection, with no significant defects noted.
2. No evidence of significant blockage, surcharge or leakage was identified to the visible drainage.
3. The route and condition of the underground drainage cannot be fully established from a visual inspection.
4. In my opinion, the precise drainage arrangements and responsibility for shared drainage should be confirmed as part of your legal enquiries and water and drainage search.

Surface Water

Description: Rainwater from the roof discharges through plastic gutters and downpipes. The final discharge points and complete route of the surface water drainage could not be fully traced. It may connect with the foul drainage system in part or discharge through separate underground surface water drainage.

Condition:

1. The visible rainwater goods and drainage arrangements were generally serviceable at the time of inspection.
2. No evidence of significant inadequacy or backing-up of the surface water drainage was noted.
3. The underground surface water drainage is concealed and its precise route and discharge arrangements could not be confirmed during this inspection.
4. In my opinion, normal routine maintenance, including keeping gullies and drainage channels clear, should be sufficient based upon the conditions found.

Condition Rating 1 – Justification: The accessible foul drainage was clear and free flowing and no significant defects were identified with either the foul or surface water drainage at the time of inspection.

ACTION: Maintain the drainage system in the normal way and keep gullies, channels and inspection chambers clear. Your legal adviser should confirm the drainage arrangements, including whether any drains are shared with neighbouring properties, from the water and drainage search.



Photo - 121



Photo - 122



Photo - 123



Photo - 124



Photo - 125



Photo - 126



Photo - 127



Photo - 128

F7 Common services

None.



G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

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 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 and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

The following additional restrictions are noted:

1. Parts of the boundaries were obscured by vegetation, planting and stored items, which restricted close inspection in places.
2. The condition of below-ground drainage, foundations and other concealed structures within the grounds could not be inspected.
3. Outbuildings and boundary structures were inspected from accessible areas only.
4. Ownership and responsibility for the boundaries have not been established by this inspection and should be confirmed by your legal adviser from the title documentation.



G1 Garage

2

Type: The property has a detached single-storey garage of traditional single-skin brick construction with a pitched timber-framed roof. The roof is covered with corrugated fibre-cement sheets, which in my opinion are likely to contain asbestos. Timber doors are fitted to the front and there are glazed panels to the side elevation.

Condition:

1. The main structure of the garage is generally serviceable for its age and type.
2. The corrugated fibre-cement roof covering is weathered and deteriorating, with moss/lichen growth and general age-related wear evident.
3. In my opinion, the roof sheets are likely to contain asbestos. They should not be cut, drilled, sanded or otherwise disturbed without appropriate precautions.
4. The roof covering is approaching the stage where renewal should be anticipated. Before carrying out work, an asbestos survey/testing should be undertaken by a suitably competent specialist to confirm the material and advise on safe removal and disposal.
5. The timberwork and external joinery are weathered and will require routine repair, preparation and redecoration.
6. The garage was heavily occupied with stored contents, which restricted inspection of parts of the walls, floor and structure.

Condition Rating 2 – Justification: The garage remains serviceable, but the roof covering is deteriorating and future renewal should be anticipated. The suspected asbestos-containing roof sheets also require appropriate specialist precautions before they are disturbed or removed.

ACTION: Arrange for the roof sheets to be sampled or assessed by a competent asbestos specialist before undertaking repairs or replacement. Budget for future renewal of the roof covering and carry out routine repairs and redecoration to the timberwork.



Photo - 129



Photo - 130



Photo - 131



Photo - 132



Photo - 133



Photo - 134

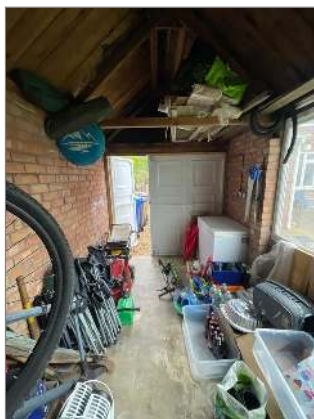


Photo - 135



Photo - 136



Photo - 137

G2 Permanent outbuildings and other structures

None.



G3 Other

Description: The property has front and rear garden areas. The front is predominantly laid to gravel providing off-road parking, with planted borders and established shrubs. The rear garden is mainly laid to lawn with established planting and paved/gravelled areas. Boundary treatments comprise principally timber fencing.

2

Condition:

1. The gardens and grounds are generally maintained and serviceable.
2. The gravelled driveway and other hard landscaped areas are in satisfactory condition with no significant defects noted.
3. The lawns, planted borders, shrubs and other vegetation are generally maintained.
4. Sections of the right-hand boundary fencing are leaning and locally out of alignment. In my opinion, some posts and/or fixings are likely to require strengthening, refixing or replacement. The fencing should be checked for stability and repaired as necessary.
5. Other visible boundary fencing is generally serviceable, although normal periodic maintenance and localised repairs should be anticipated.
6. Trees and larger shrubs should be maintained at a reasonable size and kept clear of the building, drainage runs and neighbouring property.
7. Your Legal Adviser should confirm ownership of, and responsibility for maintaining, all boundary features.

Condition Rating 2 – Justification: Age-related deterioration, wear and maintenance requirements were identified.

ACTION: Undertake repairs and maintenance within an appropriate timescale.



Photo - 138



Photo - 139



Photo - 140



Photo - 141

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

Your Legal Adviser should make enquiries regarding the following matters and obtain satisfactory documentation where applicable before exchange of contracts:

1. **Re-roofing works:** Available records identify an **accepted Building Regulations application dated 5 November 2019 for re-roofing works**. Your Legal Adviser should obtain the relevant approval and completion documentation and confirm that the works were satisfactorily signed off.
2. **Internal alterations:** Alterations have been undertaken internally, including the formation/enlargement of the opening to the kitchen and the apparent removal of a former chimney breast. Your Legal Adviser should establish when these works were carried out and obtain any necessary Building Regulations approvals, completion certificates and structural calculations.
3. **Extension:** Available property information records a previous extension to the property. Your Legal Adviser should confirm that all necessary Planning and Building Regulations approvals and completion documentation are available for the extension.
4. Your Legal Adviser should establish whether any other alterations or improvements referred to within this report required statutory consent and confirm that the appropriate approvals and completion documentation are available.

These matters should be resolved before exchange of contracts.

H2 Guarantees

Action: Check for the following guarantees, warranties and supporting documentation:

1. Boiler and heating system.
2. Replacement windows and external doors.
3. Cavity wall insulation.
4. **Re-roofing works**, including any contractor's workmanship warranty and manufacturer's guarantee applicable to the roof covering. Available records identify Building Regulations involvement for re-roofing works dating from 2019.
5. **Rear utility/cloakroom extension**, including any warranties or guarantees provided for the roof covering, insulation, damp-proofing or other associated works.
6. Any previous damp-proofing, timber treatment or wood-boring insect treatment, where applicable. The validity, remaining term and transferability of any guarantee should be confirmed.

Your Legal Adviser should obtain the original documentation and confirm that any guarantees or warranties remain valid and are transferable to you on completion. Any significant missing documentation should be referred back to me for further advice.

H3 Other matters

Action: The following matters should be checked in the pre-contract enquiries:

1. **Boundary position, ownership and maintenance responsibilities**, particularly the right-hand boundary fencing where sections are leaning and repair is required.
2. The ownership, maintenance responsibilities and arrangements for any **shared drains, sewers, accessways or services** serving the property.
3. The Seller's Property Information Form should be checked for details of any **previous or current significant defects, leaks, structural repairs or other substantial repairs** affecting the property. Any information inconsistent with the findings of this report should be referred back to me for further advice.
4. Enquiries should establish whether there have been any **previous insurance claims relating to flooding, subsidence, structural movement or other structural damage**. This is particularly relevant given the proximity of the **Maud Foster Drain** and the minor movement/cracking referred to elsewhere in this report.
5. Confirm whether the property or grounds have any **rights of way, easements, covenants or other restrictions** affecting their use. The available property information identifies restrictive covenants against the title.
6. Given the proximity of the Maud Foster Drain, confirm whether there are any **watercourse-related maintenance liabilities, access rights, easements or restrictions** affecting the property.
7. Confirm that the property can be insured on normal terms, including appropriate flood and subsidence cover.

Action: Check for current test, inspection and safety documentation for:

1. Electrical installation, including any current Electrical Installation Condition Report (EICR).
2. Gas installation and appliances, including relevant Gas Safe documentation where available.
3. Central heating system and boiler, including servicing and maintenance records.

Any missing documentation or material discrepancy arising from the enquiries in Section H should be referred back to me for further advice before exchange of contracts.



Risks

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

Risks

I1 Risks to the building

The property was generally found to be in a serviceable condition; however, the following matters represent risks to the building that require consideration:

1. **Structural movement:** Evidence of movement was noted to the main walls, with associated minor cracking internally. In my opinion, the extent and pattern observed at the time of inspection do not provide clear evidence of significant ongoing structural instability. Nevertheless, the movement is relevant when considering the property's history and future performance and should be monitored for any progression.
2. **Subsidence and insurance:** Your Legal Adviser should specifically establish whether there is any history of **subsidence, heave, structural movement, underpinning, structural repairs or associated insurance claims** affecting the property. The Seller's Property Information Form and previous insurance history should be checked carefully. You should also confirm **before exchange of contracts** that comprehensive buildings insurance, including subsidence cover, is available on normal terms and without unusual exclusions, increased excesses or premiums. Any adverse history or difficulty obtaining normal insurance terms should be referred back to me for further advice.
3. **Ground conditions:** Available environmental information identifies **deep clay to clayey-loam soils** within the locality. Clay soils are susceptible to changes in volume as their moisture content varies. Trees and larger vegetation should therefore be appropriately managed, particularly where close to the building.
4. **Moisture and timber decay:** Suspended timber floors and concealed structural timbers are vulnerable to decay where prolonged dampness or inadequate ventilation occurs. Subfloor ventilation openings should be kept clear and the external envelope maintained in a weathertight condition.
5. **Structural alterations:** Internal alterations include the formation/enlargement of openings and apparent removal of a former chimney breast. The adequacy of structural support and the relevant statutory approvals should be confirmed as recommended in Section H.
6. **Flooding:** The Maud Foster Drain is situated immediately west of the property. Available data records the risk from rivers and the sea as **low** and surface-water flooding as **very low**. Your Legal Adviser should complete the appropriate flood and environmental searches and you should confirm that satisfactory buildings insurance is available.

In my opinion, the wall movement does not currently demonstrate significant ongoing structural instability; however, its history, any previous structural repairs or insurance claims, and the availability of normal subsidence insurance should be established before exchange of contracts.

I2 Risks to the grounds

The grounds were generally maintained and no significant immediate hazards were identified. The following matters should nevertheless be considered:

1. **Boundary fencing:** Sections of the right-hand boundary fencing are leaning and require attention. The fencing should be checked for stability and strengthened, refixed or replaced as necessary. Boundary ownership and maintenance responsibility should be confirmed by your Legal Adviser.
2. **Trees and vegetation:** Established trees, shrubs and other vegetation are present within and around the site. These should be appropriately maintained and prevented from causing damage to buildings, boundary structures and drainage systems.
3. **Ground conditions:** Available environmental information identifies **deep clay to clayey-loam soils** in the locality. Clay soils can undergo changes in volume in response to variations in moisture content. This is relevant given the movement noted to the main building, and larger vegetation should therefore be appropriately managed.
4. **Flooding and watercourse:** The **Maud Foster Drain** is situated immediately west of the property. Available data records a **low risk of flooding from rivers and the sea** and a **very low surface-water flood risk**. Appropriate environmental and flood searches should be obtained before exchange of contracts.
5. **Drainage:** Below-ground drainage was not visible and its condition cannot be confirmed from a visual inspection. Trees and larger shrubs should be prevented from interfering with drainage runs.

In my opinion, **no significant immediate risks to the grounds were identified**, subject to routine maintenance, attention to the leaning boundary fencing and the recommended legal and environmental enquiries.

I3 Risks to people

No significant immediate risks to personal safety were identified during the inspection. The following general matters should nevertheless be considered:

1. **Electrical installation:** Electrical installations deteriorate with age and alterations can affect their safety. A current Electrical Installation Condition Report (EICR) should be obtained where satisfactory recent test documentation is unavailable.
2. **Gas and heating:** Current servicing and safety documentation should be obtained for the gas installation, boiler and associated appliances. Any necessary testing should be undertaken by a Gas Safe registered engineer.
3. **Smoke and carbon monoxide alarms:** Suitable smoke and carbon monoxide alarms should be provided in appropriate locations and tested regularly.
4. **Glazing:** Older or unidentified glazing in vulnerable locations can present an injury risk if it does not incorporate safety glass. Any glazing of uncertain specification in doors and other critical locations should be upgraded when necessary.
5. **Boundary fencing:** The leaning sections of boundary fencing should be checked for stability and repaired to reduce the risk of collapse or injury.
6. **General maintenance:** External paths, steps and other access areas should be kept even, secure and free from obstructions to reduce slip and trip hazards.

In my opinion, no significant immediate health and safety hazards were identified, subject to the recommended checks, testing and routine maintenance.

I4 Other risks or hazards

No other significant risks or hazards were identified during the inspection beyond those reported elsewhere in Section I.

J

Property valuation

J

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on 8th September 2026 as inspected was:

£ 205,000

Two Hundred and Five Thousand Pounds

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

£ 300,000

Three Hundred Thousand Pounds

Tenure

Area of property (sq m)

Freehold.

100

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the 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 into account any furnishings, removable fittings or sales incentives.

Regarding 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, the property is not affected by problems that would be revealed by the usual legal inquiries, and 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).

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) 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

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

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.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

Martin Tate 72015 - Managing Director - My-Surve

Qualifications

Bsc Hons, Dipl.HI, MRICS, MRPSA

Company

My Surve Property Surveyors Group

Address

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Phone number

0116 5075756

Email

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Website

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Property address

25, Sample Bank, Witham, Lincolnshire PE21 7PQ

Client's name

Mr Ken & Mrs Sue Sample

Date the report was produced

15th September 2026

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

Signature



What to do now

L

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 the contractors to put the 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.

M

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

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

The service

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

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

The surveyor who provides the RICS Home Survey – Level 2 (survey and 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 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.

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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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 and valuation) 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.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) 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 and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

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 Reinstatement cost below).

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 into account 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, the property is not affected by problems that would be revealed by the usual legal enquiries, and 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 the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

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 by acting 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 Home Survey – Level 2 (survey and valuation) 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 (after repairs)

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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.

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.

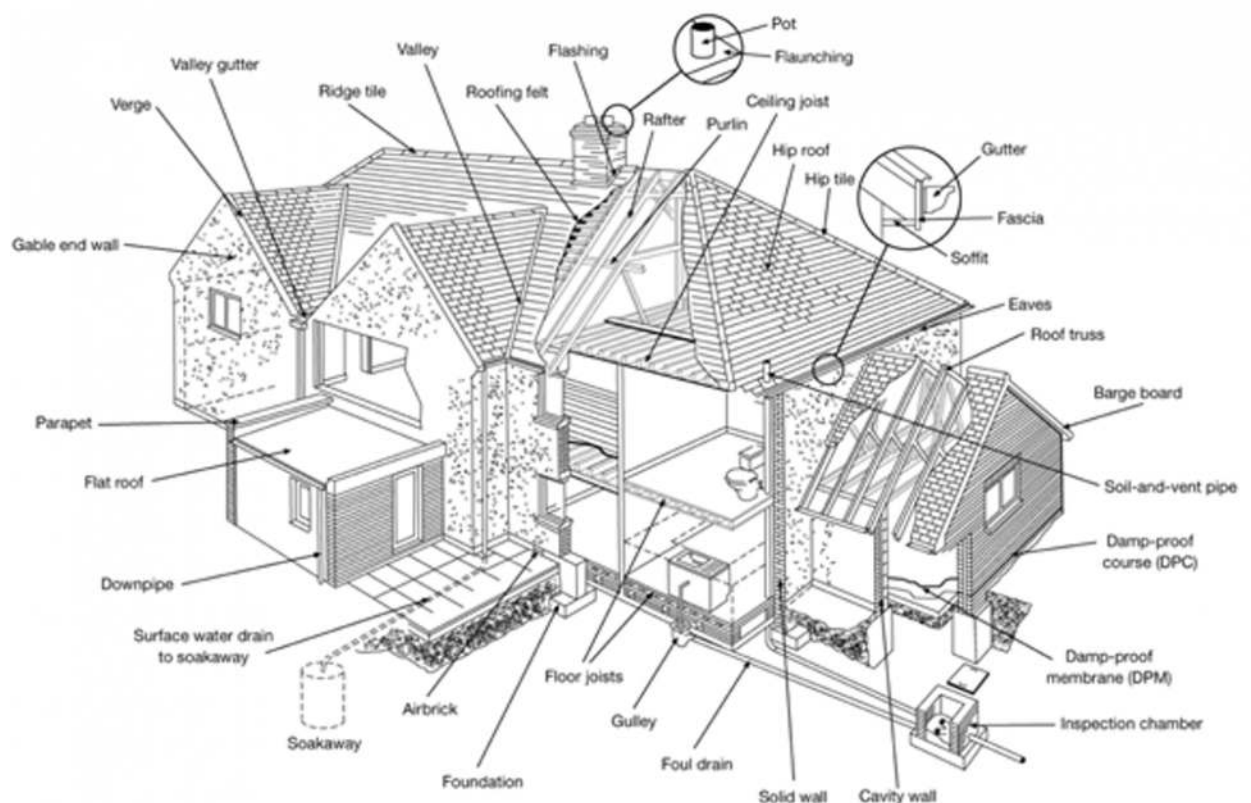
N

Typical house diagram

N

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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