



RICS Home Surveys

**Survey level two:
HomeBuyer report
-
Survey**



Property address

Client's name

Date of inspection

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A

Introduction to the report

This HomeBuyer Report (Survey) is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report (Survey) aims to help you:

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

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

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

Property address



B

About the inspection

Surveyor's name

Surveyor's RICS number

Company name

Romans Surveyors

Date of the inspection

Report reference number

OZ16-

Related party disclosure

The surveyor is an employee of Romans Surveyors and Valuers who are a multidisciplinary professional property consultancy with residential surveying offices in Crowthorne, Guildford, London and Southampton. The surveyor has no commercial or personal interests in connection with the subject property or its owners / occupiers.

Full address and postcode of the property

Weather conditions when the inspection took place

The weather at inspection was dry and cold with no apparent rain prior to inspection.

The status of the property when the inspection took place

The property was fully occupied and furnished with floors covered which did somewhat limit our inspection in places. The occupier was in attendance for the duration of the inspection.

Property address

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

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

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

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

NI

Not inspected (see 'Important note' below).

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

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

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

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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

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

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

Property address



Overall opinion and summary of the condition ratings

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

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

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

Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase, at the reported market value, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are quite common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale.

Property address

3

Section of the report	Element number	Element name
E: Outside the property	E6	Outside doors (including patio doors)
F: Inside the property	N/A	There are no elements with this condition rating
G: Services	N/A	There are no elements with this condition rating
H: Grounds (part)	N/A	There are no elements with this condition rating

2

Section of the report	Element number	Element name
E: Outside the property	N/A	There are no elements with this condition rating
F: Inside the property	N/A	There are no elements with this condition rating
G: Services	N/A	There are no elements with this condition rating
H: Grounds (part)	N/A	There are no elements with this condition rating

1

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E9	Other
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F6	Built-in fittings
	F7	Woodwork (for example, staircase and joinery)
	F8	Bathroom fittings
G: Services	G1	Electricity
	G3	Water
	G5	Water heating
H: Grounds (part)	H3	General

Property address



About the property

Type of property

The property is a two bedroom flat.

Approximate year the property was built

2011, although we have no firm information in this respect. Your legal adviser should confirm.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

The property is a second floor flat in a purpose built five storey block.

Accommodation

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

Construction

The property is formed with a structural steel frame with a combination of brick external cladding and curtain-walling. This is mainly set beneath a pitched roof with suspended concrete floors. Windows comprise steel double glazed units throughout.

Property address



About the property (continued)

Energy

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

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

Energy Efficiency Rating

B

Environmental impact rating

Not seen

Mains services

The marked boxes show that the mains services are present.

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

None

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

None.

Grounds

The property is contained within a block which mainly comprises a large supermarket and is located within the supermarket grounds, with the car park to the south. The block abuts the towpath of the Grand Union Canal to the west. The communal entrance to the flat is located within the car park undercroft to the rear of the supermarket.

Location

The property is located in an area of mixed development inclusive of retail premises and offices which is a long standing factor of the location in which the property is set and has no significant adverse implication and is nonetheless convenient for all local amenities and transport facilities.

Any reference to left or right is taken from our observation from the canal side and facing the elevation which abuts the canal. This elevation faces approximately west.

Property address

Facilities

No formal examination of the location's social and demographic attributes have been undertaken. Various location specific websites exist for this purpose, and you may wish to undertake further examination of the subject premises location using one of those websites to fully familiarise yourself with the area, and to ensure that all factors affecting your choice of home location have been fully accounted for.

Local environment

At time of writing environmental survey reports were not available for comment upon. Should the purchaser want to be sure of any particular environmental issues in respect of the subject premises and surrounding area then they should instruct their legal agent to prepare/obtain appropriate environmental survey reports. The surveyor would be pleased to provide outline comment in respect of any such documentation as long as it were made available in a timely manner prior to completion of sale. This report and valuation is provided on the basis that there is no contamination or other adverse factors.

The property is in a flood risk area, although we have no knowledge of flooding affecting the subject property in the past. We recommend that the conveyancer should verify that there is no history of flooding through legal searches and enquiries.

Property address

E

Outside the property

Limitations to inspection

The general external inspection was limited to the parts of the building around and close to the property. The east and north elevations were not inspected.

Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property and from the public highway or rights of way.

The majority of the roof coverings are not visible from ground level or with the aid of a 3m ladder, and we therefore cannot verify that such areas are free from defects.

It was not raining at the time of our inspection; therefore we cannot comment upon the adequacy or water tightness of rainwater goods.

1 **2** **3** NI

E1 Chimney stacks

None are provided.

NI

E2 Roof coverings

Areas of the roof coverings were inspected from ground level in the supermarket car park with the aid of binoculars. Nevertheless the inspection undertaken was extremely limited due to the shallow pitch of the roof, the available vantage points, and the numerous sections of the roof which were not visible.

1

From the limited inspection available, we noted that the main roofs are dual pitched and clad externally with metal sheeting.

From our limited inspection the visible roof slopes appear to be in satisfactory condition with no defects to the sheet coverings evident and there is nothing to indicate any weakness in the structure. Subject to ongoing maintenance the roof coverings should afford a long remaining life. **(Condition rating 1)**

In any event, with suspect that the external structure including the roof and all roof coverings will be maintained as a shared maintenance liability. Please see our comments in this regard in section E9 Other.

E3 Rainwater pipes and gutters

The block benefits from a combination of metal and plastic rainwater gutters, hopper heads and downpipes.

1

A limited inspection of the visible sections of rainwater goods was undertaken from ground level with the aid of binoculars

From our limited inspection we consider that the visible rainwater goods are presented in a good condition with no works of repair and maintenance necessary at this time. **(Condition rating 1)**

Property address

Defective rainwater goods are a common cause of dampness which can in turn lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Please note that surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soakaways has not been established although you are advised that they tend to silt up and become less effective with time.

In any event, we suspect that the external structure and communal services including all rainwater goods will be maintained as a shared maintenance liability. Please see our comments in this regard in section E9 Other.

E4 Main walls

From inspection and measurement the main enclosing walls to the property are believed to be formed from a steel structural frame mainly clad externally with brickwork. Sections of the block and those enclosing the supermarket are clad with plastic coated metal curtain walling. Additionally sections of the block are faced with render. There are a number of private balconies to the west elevation which are formed with a steel structure and have glazed parapet walls and timber floors.

From our inspection we advise that the main walls were found to be level and upright with no undue bulging, dishing or deflection apparent and with the door and window openings squarely incorporated.

(Condition rating 1)

The cement which holds the bricks together is referred to as the pointing. The mortar pointing to the brickwork is in a satisfactory condition with no immediate repairs required, although localised re-pointing may be required from time to time.

Overall the main enclosing walls appear structurally satisfactory with no evidence of current subsidence, settlement or other forms of significant structural movement and there is nothing to suggest the foundations are defective or inadequate.

There is staining and discolouration of the brickwork to isolated locations on the west elevation, particularly under the balconies. It is likely that this is as a result of water penetrating through the balcony floor at the abutment with the main building. It is not considered to be of significant concern.

There are minor hairline cracks to the rendered sections of external wall. This is not uncommon and we could see no sign of any significant defect.

In any event, we suspect that the external structure, including the main enclosing walls, will be maintained as a shared maintenance liability. Please see our comments in this regard in section E9 Other.

1

E5 Windows

Windows in the property comprise double glazed steel casement units with a timber internal face. The windows incorporate child restrictors, trickle ventilators and the double glazing is in safety glass in accordance with good practice.

The double glazing was satisfactory in condition, with no repairs required at time of reporting. Little assurance can be provided regarding the longevity of sealed double glazed units whose lifespan is dependent upon a number of factors including; quality of manufacture, installation standards and atmospheric conditions when sealed units were made. Prior to legal commitment to purchase legal enquiries should confirm the existence of guarantees for the double glazing and any specific requirements in respect of transference of ownership.

(Condition rating 1)

1

Property address

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<p><u>Action:</u></p> <ol style="list-style-type: none"> 1 Legal adviser to confirm existence of guarantees for double glazing. 2 Where guarantees are available legal adviser to confirm requirements of transferring the benefit of those guarantees to you in ownership. <p>As before we suspect that the external structure, including the windows, will be maintained as a shared maintenance liability. Please see our comments in this regard in section E9 Other.</p>	
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E6 Outside doors (including patio doors)

<p>The main flat front entrance door comprises a flush faced solid timber door. The frame incorporates an intumescent seal and we believe the door to be fire rated, although we have no firm information in this respect.</p> <p>We noted that the self-closing device provided to the fire door has been removed. Whilst this is fairly commonplace it is potentially very dangerous and it is strongly advised that you must reinstate the self-closing device to ensure that in the event of a fire any occupants of the property are provided with the maximum opportunity to vacate the property safely via the main hall, stairs and landing. Failure to undertake this work could, in the event of a fire, affect the safety of any occupants. (Condition rating 3)</p> <p><u>Action:</u></p> <p>Reinstate the door closer at the commencement of ownership.</p> <p>With the exception of the aforementioned missing self-closing device, the timber door was satisfactory in condition with no immediate repairs being required. Subject to ongoing maintenance and repairs, from time to time as a normal repairing obligation, it is believed that the door should provide a reasonable remaining life. (Condition rating 1)</p> <p>The rear patio doors leading to the private balcony are formed with a steel frame with a timber internal face incorporating double glazed units.</p> <p>The double glazed balcony doors were satisfactory in condition, with no repairs required at time of reporting. As with the double glazed windows, little assurance can be provided regarding the longevity of sealed double glazed units whose lifespan is dependent upon a number of factors including; quality of manufacture, installation standards and atmospheric conditions when sealed units were made. (Condition rating 1)</p> <p>Prior to legal commitment to purchase legal enquiries should confirm the existence of guarantees for the double glazed doors and any specific requirements in respect of transference of ownership.</p> <p><u>Action:</u></p> <ol style="list-style-type: none"> 1 Legal adviser to confirm existence of guarantees for double glazed doors. 2 Where guarantees are available legal adviser to confirm requirements of transferring the benefit of those guarantees to you in ownership. <p>Locking devices, hinges, and general operation of doors must be maintained in good condition at all times otherwise this could provide risk in the event of fire, difficulty in accessing the building, expensive locksmith costs when locks fail, and possibly also provides a security risk.</p>	3
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Property address

E7 Conservatory and porches

None are provided.

NI

E8 Other joinery and finishes

No roof level joinery was visible from ground level. **(Condition rating NI)**

In any event, as before we suspect that the external elements to the block including any roof level joinery will be maintained as a shared maintenance liability. Please see our comments in this regard in section E9 Other.

NI

E9 Other

From the extent of our inspection we would advise that the communal areas have been maintained to a good standard. This indicates that the management company and the management of the building are being undertaken properly. As long as this situation continues during the period of your ownership then we can see no reason why there should be future problems encountered on resale due to the management of these areas of the property. **(Condition rating 1)**

We suspect that the external structure and communal areas and services will be maintained as a shared maintenance liability, a proportion of the cost of which will be covered within the service charge for the subject flat. Prior to legal commitment to purchase, your legal adviser should confirm to you your maintenance liability in respect of the external structure and communal areas and services.

1

Property address

F

Inside the property

Limitations to inspection

Fitted carpets, floor coverings, furniture and household effects throughout the property prevented a detailed inspection of some areas of the property.

Floor coverings were not removed or lifted at the edges and no inspection of any subfloor voids was undertaken.

The property was occupied and fully furnished at the time of our inspection. This prevented a detailed inspection of some areas of the property.

All fitted and built-in cupboards or wardrobes contained stored items, preventing a proper internal inspection of these areas.

1 **2** **3** NI

F1 Roof structure

The roof structure was not inspected as this does not form part of the leased property.

NI

F2 Ceilings

Ceilings throughout the property are formed with plasterboard decorated with lining paper painted with emulsion.

Plasterboard ceilings were satisfactory in condition with no repairs required at the date of inspection. Future repairs of a minor nature may be required from time to time in the future but otherwise plasterboard ceilings should afford a long remaining lifespan. **(Condition rating 1)**

Decorative paint finishes to ceilings were satisfactory in condition save minor blemishes through normal wear and tear. We also noted a hairline crack to the junction of the ceiling and the wall in the en suite shower room. This is best dealt with when full redecorations are undertaken. Patch repair may be needed from time to time and full redecoration should be anticipated within the next 18-24 months. No doubt you will make your own opinion regarding suitability of decorative finishes and budget for maintenance or replacement accordingly. **(Condition rating 1)**

It is understood that the ceiling in the hall suffered some damage to plasterwork and finishes following a leak from the service pipes above. We further understand that all damaged areas have been made good and finishes reinstated. When tested with a damp meter we found no evidence of ongoing dampness in the affected areas, and all areas appear to have been reinstated and redecorated to a reasonable standard.

1

Property address

F3 Walls and partitions

Internal walls and partitions within the property are formed with studwork finished with plasterboard. The walls are decorated with lining paper painted with emulsion. Ceramic tile finishes are provided within the kitchen, bathroom and en suite shower room.

The internal walls and partitions appear structurally sound with no obvious evidence of internal structural movement. Both the walls and the various doorways and window sills were tested with a spirit level and found to be plumb/level. Minor blemishes may be dealt with on routine re-decoration.

(Condition rating 1)

Decorative paint finishes to walls and partitions were satisfactory in condition save minor blemishes through normal wear and tear. Patch repair may be needed from time to time and full redecoration should be anticipated within the next 18-24 months. No doubt you will make your own opinion regarding suitability of decorative finishes and budget for maintenance or replacement accordingly.

(Condition rating 1)

As before, it is understood that the walls at high level in the hall suffered some damage to plasterwork and finishes following the aforementioned leak from the service pipes above. Again, we further understand that all damaged areas have been made good and finishes reinstated. When tested with a damp meter we found no evidence of ongoing dampness in the affected areas, and all areas appear to have been reinstated and redecorated to a reasonable standard.

Ceramic tiles are provided within the kitchen, bathroom and en suite shower room. Where subjected to random hand pressure, the tiles were generally found to be adequately adhered to underlying wall surfaces. No impact damage was noted to individual tiles and the grout and sealant provided at junctions with sanitary fittings and worktops was found to be in good condition.

1

F4 Floors

Intermediate floors to the property are from inspection believed to be of suspended concrete construction. We believe the floors have been overlaid with timber boards in order to contain services and the like including the underfloor heating.

The suspended concrete floor surfaces where walked upon were found to be generally firm and even to the tread with no signs of excessive spring or distortion. There was nothing outwardly apparent that would prevent the floors use for normal domestic loading. Repairs may be required to floor finishes upon replacement of floor coverings but there was no outward evidence within the restrictions of examination that repairs are required at this time.

(Condition rating 1)

1

F5 Fireplaces, chimney breasts and flues

None are provided.

NI

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

Built in fittings are provided within the kitchen, bathroom, en suite shower room and bedrooms.

Fittings within the property were presented in a good condition and subject to normal maintenance should afford a long remaining lifespan. No doubt you will budget accordingly for future maintenance or replacement according to personal tastes and requirement.

(Condition rating 1)

1

Property address

F7 Woodwork (e.g. staircase and joinery)

Internal joinery comprises timber skirtings, architraves and linings. Internal doors are of timber flush faced variety.

Internal joinery was presented in good and substantial condition with no works of repair and improvement required unless otherwise reported. Subject to ongoing maintenance the joinery should provide a long remaining lifespan. Door furniture within the property was generally found to be in working order and as such only future maintenance or replacement to meet your own requirements should be anticipated.

(Condition rating 1)

Decorative finishes to internal joinery were generally in a good condition save minor blemishes through wear and tear. Redecoration according to ownership requirement will be required.

1

F8 Bathroom fittings

Sanitary fittings are provided within the bathroom and en suite shower room.

The sanitary fittings were visually inspected and it can be reported that no sign of any visual damage was noted. The sanitary fittings were adequately secured to adjacent floor and wall surfaces. Hot and cold water supplies were noted from the taps and no sign of any leakage was noted when the waste pipes were in operation.

(Condition rating 1)

It is important to ensure that the tiling and seals are properly made and maintained at the junction between wall surfaces and baths, showers etc., as damp penetration can lead to the development of fungal decay in concealed areas. This may not become apparent until a major attack has developed necessitating extensive and costly repairs.

Leaks from unsealed junctions of walls and baths, basins, shower trays and sinks, or plumbing leaks to these fittings can go undetected in enclosed areas and cause damage and rot to decorations and joinery.

Adequate water pressure was obtained from the various sanitary fittings when these were tested over a short period of time, and we therefore consider it reasonable to conclude that this system is satisfactory although we obviously cannot advise upon the internal condition of the service piping.

1

F9 Other

A smoke detector was noted on the ceiling of the entrance hall in the subject flat. This was not tested.

(Condition rating NI)

You should ensure the adequate provision and location of smoke detectors within the flat and these should be maintained on a regular basis. Should the property be used for letting purposes from the 1st October 2015 it is a legal requirement to install adequate smoke detection and we would recommend you obtain advice from your management agent in this respect.

NI

Property address



Services

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

Limitations to inspection

General storage was present within the sink unit within the kitchen. This prevented a detailed inspection of the services adjacent to the sinks/basins.

The water service pipes and wastes serving the wash hand basins in the bathroom and en suite shower room were concealed in fixed panelling and could therefore not be inspected.

It is possible that some services including power face plates and sockets were not examined due to concealment by furniture, fitments and general storage noted because the property was furnished and premises still inhabited.

There were no accessible manholes to surface water or foul drains within the curtilage of the subject flat and therefore we cannot confirm the condition of associated drainage that is concealed from view.

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

1 2 3 NI

A mains electrical supply is believed to be connected into the property. Legal enquiries must be made of the electricity provider to confirm this. A meter and consumer unit is located in the cupboard within the entrance hall of the flat.

At the time of inspection the electrical installation was noted to be operational.

Having regard to the age of the property we advise that the electrical installation is approximately 5 years of age. Therefore when the property was constructed and completed the installation should have complied with the requirements of the Institute of Electrical Engineers and Part P of The Building Regulations. We would recommend that copies of the Part P certified NICEIC / ECA British Standard test certificates be obtained from the vendor together with confirmation that these will pass with Title.

It is now recommended by the Institute of Electrical Engineers that domestic wiring installations should be tested by a competent electrician, preferably registered with the NICEIC / ECA every five years and the system upgraded as necessary to ensure future safe working compliance. It is advised that you should follow this course of action during the period of your ownership to ensure that the electrical installation is maintained in a safe working condition.

(Condition rating 1)

1

Property address

<p>Action: Ideally prior to legal commitment but certainly within the initial period of ownership arrange for an NICEIC / ECA registered electrical contractor to attend the property to undertake a periodic test of the inspection and implement recommendations at the commencement of ownership.</p> <p>A large number of fires in domestic properties are caused by poorly or incorrectly wired electrical appliances. In addition the requirement for electrical appliances within properties has increased considerably in more recent years, which can often result in excess loading to the electrical wiring installation.</p> <p>It is strongly recommended that the wiring to all electrical appliances should be checked by a NICEIC/ECA registered electrical contractor to ensure that they are properly completed and therefore do not present risk of damage to the property or injury to persons from their use.</p> <p>The use of double plug adapters and extension leads is avoided wherever possible as this does constitute a potential fire risk. It is therefore advised that if, to meet your own electrical requirements, it is necessary to use double plugs additions and extension leads that prior to legal commitment to purchase you should arrange for an approved electrical contractor, preferably NICEIC/ECA registered, to attend at the property and provide an estimate to upgrade the system to provide sufficient electrical outlets to meet your own requirements.</p>	
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G2 Gas/oil *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.*

No gas supply is connected to the property.	N/A
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G3 Water

<p>The property has the benefit of a mains water supply although this point should be formally confirmed via legal enquiries. The internal cold water stop valve is located in the cupboard within the entrance hall of the subject flat. It is important that all occupiers of the property are made aware of its location in order to plumb in new fittings or to turn off the supply in the event of an emergency.</p> <p>The property benefits from a direct feed water supply. Therefore no water tank is required.</p> <p>The plumbing, where visible, comprises copper and plastic pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors. Adequate water pressure was obtained from the various sanitary fittings when these were tested over a short period of time, and we therefore consider it reasonable to conclude that this system is satisfactory although we obviously cannot advice upon the internal condition of the service piping. (Condition rating 1)</p>	<div style="background-color: #008000; color: white; padding: 10px; width: 40px; margin: 0 auto;">1</div>
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G4 Heating

<p>The property benefits from an electric powered boiler, located in the cupboard in the hall. The boiler connects to underfloor heating, via a pipe manifold which is also located in the cupboard in the hall. The underfloor heating is controlled by thermostats distributed throughout the property, which control the temperature in the various areas of the flat.</p> <p>We understand that the boiler, underfloor heating and associated controls are maintained and serviced annually by the managing agents. We recommend that your legal adviser confirms that this is the case and establishes the exact arrangements. (Condition rating NI)</p>	<div style="font-size: 2em; font-weight: bold;">NI</div>
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Property address

<p>The property also benefits from a mechanical ventilation system which regularly changes the air within the flat, and provides filtered fresh air. The heat exchanger is located in the cupboard within the hall, which is connected via ductwork to vent terminals on the ceilings of the flat, and on the external wall outside the flat.</p> <p>We assume that the heat exchanger and mechanical ventilation system are maintained and serviced by the managing agents. We recommend that your legal adviser confirms that this is the case and establishes the exact arrangements. (Condition rating NI)</p>	
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G5 Water heating

<p>Hot water is provided by a dedicated heat exchanger contained within the boiler. Further comment regarding the boiler can be found under section G4 Heating.</p> <p>Adequate water pressure and hot water was available from the taps within the property and the boiler is relatively modern. You are however referred back to the comments contained in section G4 Heating. (Condition rating 1)</p>	<div style="background-color: #008000; color: white; padding: 10px; width: 40px; margin: 0 auto;">1</div>
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G6 Drainage

<p>The property is believed to benefit from a mains drainage installation, however your legal adviser should confirm that the property connects directly to the public sewer and also establish whether there have been any past drainage problems at the property or in the immediate vicinity.</p> <p>The drainage system is combined with that of the adjoining properties. Your legal adviser must advise you as to your rights and liabilities in this regard.</p> <p>No means to inspect the surface water or foul drainage systems were available within the subject property. Manholes and inspection chambers were however identified within the communal grounds. None of the covers were lifted. (Condition rating NI)</p> <p>In any event as with the other communal services we suspect that the below ground drainage system is a shared liability. Please see our comments in section E9 Other in this regard.</p>	<div style="font-size: 2em; font-weight: bold;">NI</div>
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G7 Common services

<p>The property benefits from a video entry system with a video panel located in the entrance hall of the subject flat which is connected to the communal panel with call buttons at the communal entrance of the block. The block also benefits from a lift which serves all floors. Furthermore, we noted that the block benefits from a fire alarm system with the fire panel located in the ground floor entrance lobby. We would recommend that you liaise with your legal adviser to establish exactly what services are provided and the extent of service charges and other liabilities for which you would be responsible should you decide to purchase. (Condition rating NI)</p>	<div style="font-size: 2em; font-weight: bold;">NI</div>
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Property address



Grounds (including shared areas for flats)

Limitations to inspection

The general external inspection was limited to the parts of the building around and close to the property.

H1 Garage

1 **2** **3** NI

None is provided.

We understand that the subject flat benefits from one allocated parking space located in the undercroft below the residential section of the block. Your legal adviser should confirm.

N/A

H2 Other

None are provided.

N/A

H3 General

The property is set within a block which mainly contains a large supermarket. The communal entrance to the flat is located within the car park undercroft to the rear of the supermarket. To the west of the block there are communal walkways leading to further communal entrances which front on to the tow path to the Grand Union Canal.

The grounds and boundaries generally were presented in a good condition; however, ongoing maintenance is required to keep these areas and components in serviceable condition. Please note that general works to grounds and boundaries can be more expensive than first anticipated. **(Condition rating 1)**

1

As previously advised we suspect that the external communal areas and services will be maintained as a shared maintenance liability. Please see our comments in section E9 Other in this regard.

Property address



Issues for your legal advisers

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

I1 Regulation

It is probable that the block was constructed under supervision of an organisation such as the NHBC and that a structural warranty for the block still exists. Your legal adviser should confirm.

It is believed possible that alterations have been made to the electrical installation that fall under the requirements of the Building Regulations. Therefore your legal adviser must confirm that appropriate consents or Part P approved NICEIC / ECA certification of the electrical installation are available.

I2 Guarantees

Your legal adviser should confirm to you the existence of any active guarantees and transfer the benefit of these to you upon purchase.

I3 Other matters

Tenure: Leasehold. The lease has not been inspected and it is assumed that there are no unusual or onerous covenants. Your legal adviser must verify this information as well as ascertain responsibility regarding maintenance and insurance.

Roads and access routes: The property is situated on a private road and a maintenance liability may arise for the upkeep of the road surface and any unadopted drains. In addition, the road may not be cleared during periods of severe weather. Your legal adviser must make all relevant searches in this regard and advise you further.

Your legal adviser must confirm that the usual easements and rights of way with regard to flats/maisonettes exist in this case and make further enquiries with regard to the existence of covenants and cross covenants for maintenance and repair of common areas.

There is shared access to the allocated parking space. Your legal adviser must ensure that satisfactory arrangements have been made within the Title deeds for the maintenance and use of this access.

The property is in a flood risk area, although we have no knowledge of flooding affecting the subject property in the past. We recommend that the conveyancer should verify that there is no history of flooding through legal searches and enquiries.

Property address

J

Risks

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

J1 Risks to the building

The following risks have been identified that may impact upon the condition of the property:

Structural movement

None.

Dampness

None.

Timber defects

None.

Mundic

None.

Non-traditional construction

None.

J2 Risks to the grounds

The following risks are present to the grounds:

Contamination

None.

Landfill

None.

Radon

None.

Flooding

Yes.

Mining

None.

Property address

J3 Risks to people

The following risks were noted that may impact upon the health and safety and quiet enjoyment of the property user:

- **Inadequate fire precautions**

J4 Other

The surveyor is unaware of any development or road widening proposals that are likely to affect the property directly. It is recommended however, that you instruct your legal adviser to make the usual searches in this regard.

Property address



Surveyor's declaration

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

Signature

Surveyor's RICS number

Qualifications

For and on behalf of

Company

Address

Town

County

Postcode

Phone number

Website

Fax number

Email

Property address

Client's name

Date this report was produced

RICS Disclaimers

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

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

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

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

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

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

What to do now

Getting quotations

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

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

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

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

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

When to do the work

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

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

Warning

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

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



Description of the RICS HomeBuyer (Survey) Service

The service

The RICS HomeBuyer (Survey) Service includes:

- an **inspection** of the property (see 'The inspection')
- a **report** based on the inspection (see 'The report').

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

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

The inspection

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

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

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

Flats

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

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

The report is in a standard format and includes the following sections.

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

Condition ratings

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

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

Condition rating 2 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 – no repair is currently needed. The property must be maintained in the normal way.

NI – not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

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

Energy

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

Issues for legal advisers

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

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



Description (continued)

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company. Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

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

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

Standard terms of engagement

- 1 The service** – the surveyor provides the standard RICS HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - costing of repairs
 - schedules of works
 - supervision of works
 - re-inspection; and
 - detailed specific issue reports.
- 2 The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.
- 3 Before the inspection** – you tell the surveyors if you have any concerns (such as plans for extension) about the property.
- 4 Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

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

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

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

Typical house diagram

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

