

RICS **Building Survey**...

Property address

Client's name

Date of inspection

Contents

- A Introduction to the report*
- B About the inspection
- C Overall assessment 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 Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

* Please read the entire report in order.

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A

Introduction to the report

This Building 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 Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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About the inspection

| | | | |
|---|---|-------------------------|------------------------------|
| Surveyor's name | John Dyer | | |
| Surveyor's RICS number | 0071806 | | |
| Company name | Abels Surveyors | | |
| Date of the inspection | 15 May 2018 | Report reference number | Example of a Building Survey |
| Related party disclosure | None | | |
| Full address and postcode of the property | Example Building Survey. | | |
| Weather conditions when the inspection took place | Fine, no significant rain fell. Our inspection followed a period of mixed weather. | | |
| The status of the property when the inspection took place | <p>The property was occupied and fully furnished. Floors were carpeted and mainly covered.</p> <p>The vendor was present at the time of the inspection.</p> | | |

| | |
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|------------------|--------------------------|



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About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

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

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then 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). |

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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, and discuss in detail with us.

Our overall opinion of the property

The various works outlined in the report are very typical and are not serious, although you must be prepared to accept the cost and inconvenience of dealing with the various repair and improvements required. These items are common in properties of this age and type and provided that the necessary works are carried out to a satisfactory standard, no more than normal maintenance should be needed.

3

| Section of the report | Element Number | Element Name |
|-----------------------|----------------|---------------|
| G: Services | G1 | Electricity |
| | G2 | Gas/oil |
| | G3 | Water |
| | G4 | Heating |
| | G5 | Water heating |
| | G6 | Drainage |

2

| Section of the report | Element Number | Element Name |
|-------------------------|----------------|----------------------|
| E: Outside the property | E1 | Chimney stacks |
| F: Inside the property | F1 | Roof structure |
| | F3 | Walls and partitions |

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 |
| | E6 | Outside doors (including patio doors) |
| | E8 | Other joinery and finishes |
| F: Inside the property | F2 | Ceilings |
| | F4 | Floors |

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Overall assessment and summary of condition ratings (continued)

| | | |
|------------------|----|---|
| | F5 | Fireplaces, chimney breasts and flues |
| | F6 | Built-in fittings (e.g. wardrobes) |
| | F7 | Woodwork (e.g. staircase and joinery) |
| | F8 | Bathroom and kitchen fittings |
| | F9 | Other |
| G: Services | G8 | Other services/features |
| H: Grounds(part) | H2 | Permanent outbuildings and other structures |

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Overall assessment and summary of condition ratings (continued)

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

The various elements of the property requiring further investigation are listed below. These are generally the items in the report given a Condition Rating 3 (further inspection):

- Further inspection of the electrical installation (See G1 Electricity).
- Further inspection of the gas installation (See G2 Gas/oil).
- Further inspection of the heating installation (See G4 Heating).
- Solicitors to confirm valid guarantees exist in respect of rising damp treatment and woodworm / timber rot treatment. These guarantees should cover all ground floor walls and be valid and transferable.

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About the property

| | |
|---|--|
| Type of property | A semi detached house with accommodation planned on four levels. |
| Approximate year the property was built | 1840 |
| Approximate year the property was extended | N/A |
| Approximate year the property was converted | N/A |
| Information relevant to flats and maisonettes | N/A |

Accommodation

Ground Floor : kitchen, reception room, utility room, WC.
 First Floor : Two reception rooms.
 Second Floor : Three bedrooms, one bathroom, one shower room.
 Third Floor : One bedroom, en-suite shower room.

Construction

Pitched tiled roof.
 Stone external walls.
 Part solid, part suspended timber floors.
 Timber and metal joinery.
 Traditional construction.

Means of escape

There is adequate means of escape via the existing windows and doors in the event of emergency.

Security

A burglar alarm is installed. You should confirm this will remain on completion of purchase and be made familiar with operating instructions.

| | |
|------------------|--------------------------|
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About the property (continued)

We would recommend external door locks are changed on occupation. British Standard 3621 quality fittings should be used.

Further advice on security can be obtained from the local crime prevention officer.

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

Listed Building - No EPC required.

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About the property (continued)

Services

Gas

Mains ☒Other

Electricity

Mains ☒Other

Water

Mains ☒Other

Drainage

Mains ☒Other *Please see section K for more information about the energy efficiency of the property.*

Central heating

Gas ☒Electric ☐Solid fuel ☐Oil ☐None ☐

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

None.

Grounds

The property is on a site which slopes severely from the rear down to the front. The gardens are of irregular shape.

Allocated parking is provided.

Location

The property is in a rural location.

Facilities

Local shops, schools and public transport services are available within the area.

.... has usual shopping facilities and a main line rail service.

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About the property (continued)

Local environment

Surrounding properties are residential users of a mixed age and style.

Directions, left and right, in this report are given as facing the house from the road.

We consider the property suitable to the locality.

Other local factors

..... Water runs through the development towards

This development has shared access roads and parking.

Solicitors should outline the position regarding maintenance and repair liabilities for on site roads.

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E

Outside the property

Limitations to inspection

The property was inspected from ground level only.

1 2 3 NI

E1 Chimney stacks

Two chimney stacks are provided.

2

The left side stack is of natural stone work with reconstituted concrete block work to upper sections.

Slight sprawling is occurring to lower sections of stone work. No significant areas of damage were seen.

Cement flashing is used at the junction of the stone work and tiled roof. Cement flashing is prone to hairline cracks which can cause leaks. We would prefer to see metal flashing used.

The left side stack has one clay pot and one metal vent flue. We assume the vent flue serves the wood burning stove.

The clay pot is open to the elements. We would recommend a weather proof cowl is fitted. This will prevent rain water falling down the disused flue and causing dampness internally. It will also prevent birds nesting in the flue.

Slight weathering was noted to the upper three courses of concrete block. This is not considered significant and no immediate repairs are required.

The right side stack is also of natural stone block work to lower levels and three courses of reconstituted block work to upper sections. Cement flashing is provided to the base. Please note our above comments regarding cement flashing.

Two clay pots are provided. These should be fitted with weather proof cowls as outlined above.

Condition rating 2

E2 Roof coverings

The property has a pitched roof with covering of plain lapped machine made concrete tiles.

1

Closed swept valley gutters are formed at the junction of the gable sections and main roof.

One tile has become displaced to the front left valley gutter. This now appears locked in position due to the adjacent roof slope.

One damaged tile was noted to the front left verge area. Past repairs have been carried out with cement, these appear adequate.

Roof surfaces appeared generally level and sound with no major areas of damage or deflection noted.

Cement verges appeared sound.

Half round concrete ridge tiles are provided bedded in cement mortar. Bedding mortar to ridge tiles should be kept in good condition as these are in an exposed position and subject to weather damage.

Property address

Example Building Survey.

E

Outside the property (continued)

Condition rating 1

E3
Rainwater pipes
and gutters

The property has replacement half round metal gutters with metal downpipes.

1

Slight plant growth was noted to some gutters. Plant growth should be removed in order to ensure a free flow of water.

No rain fell during our inspection and we are unable to confirm joints are water tight. Gutting should be inspected during a period of rain and any damaged joints made good. No sign of leakage was noted at the time of inspection.

Gutters and downpipes should be cleared annually to avoid blockage.

Valley gutters should be kept free of obstructions to ensure a free flow of water.

Condition rating 1

E4
Main walls

Main external walls are of stone block work with faced Ashlar block work and mouldings around window and door openings.

1

From the age of property and wall thickness we assume these to be of solid construction although this cannot be confirmed without destructive testing.

To the front elevation, the majority of wall surfaces have the original lime mortar. Lower sections of the left side wall have been repointed with darker cement mortar. Patches of cement mortar have been used to the rear elevation, particularly adjacent to the downpipe. Presumably this was in an attempt to repair past damage from previous downpipe leaks.

Solid stone walls were usually constructed with an inner and outer face of stone. The void between the two was generally back filled with loose rubble and mortar. In modern construction, damp is excluded by separating the outer and inner layers with a cavity. Solid walls fulfill their weather proofing function by their ability to absorb and release water. Limestone is porous and can absorb large amounts of water, for example during periods of heavy rain. In dry conditions these walls need to release equivalent volumes of water through surface evaporation. It is therefore important that the breathability of the stone is not inhibited and the correct type of mortar is used to carry out repairs, including re-pointing. Re-pointing should be carried out using a lime based mortar. Lime mortars tend to have a higher porosity than the stone. This is in contrast to cement mortars that can prove relatively impermeable and trap moisture in the stone, thus inhibiting evaporation from the surface. During periods of heavy frost the moisture in stone walls will freeze near the surface. This freezing causes expansion which can damage the stone surface.

On the left side wall, dark staining was noted from the fireplace running to the chimney stack. This would indicate that the original flue liners are damaged.

No sub floor vents were noted as the property has solid floors at ground floor level.

In view of the age of construction no effective damp proof course is likely to have been provided.

Since construction, we understand that a chemical damp proof course has been retro fitted to some ground floor walls and tanking to the rear wall. Solicitors should confirm that the guarantees for this work are valid and transferable.

Property address

Example Building Survey.

E

Outside the property (continued)

There are two steel rods protruding from the left side wall. These were possibly installed to hang a ladder. No bolts are fitted and they do not appear to have any structural function. We consider these two lower metal bars can be removed.

The upper section of wall has a plastic pipe which is an overflow pipe. This should be retained.

Condition rating 1



Non matching pointing repairs to rear wall.

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E

Outside the property (continued)



Non matching pointing repairs to rear wall.



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Outside the property (continued)

Smoke staining to external surface of side wall indicates flue liner failure.

E5
Windows

Windows to the house are mainly of single glazed metal fittings set in the stone surrounds. Timber surrounds are used to the front elevation ground floor windows. **1**

Metal fittings showed no sign of significant rusting or damage.

Metal and single glazed fittings set into the stone work will prove less noise and thermally efficient than their modern double glazed equivalent.

Secondary double glazing has been provided to some windows. Solicitors should confirm the appropriate consents were obtained from the Listing Authority. Secondary double glazing will improve heat retention and reduce external noise levels.

It is important, with windows of this type, to keep weatherproof seals in good condition to prevent water penetration around the windows.

Condition rating 1

E6
Outside doors
(including patio doors)

Front and rear doors are of timber in a timber frame. **1**

Doors operated effectively at the time of inspection.

For security reasons we would recommend locks are changed on completion of purchase. British Standard 3621 quality fittings should be used.

Condition rating 1

E7
Conservatory
and porches

None.

NI

Condition rating NI

E8
Other joinery
and finishes

Fascia boards, to the front, appeared satisfactory. **1**

Open rafter ends were visible from the rear. No sign of significant damage was noted.

Condition rating 1

E9
Other

None.

NI

Condition rating NI

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F

Inside the property

Limitations to inspection

The property was fully furnished and floors were carpeted and covered.

1 2 3 NI

F1 Roof structure

One roof void is accessed from the second floor right bedroom.

2

Tiled surfaces, in this area, are supported on sawn softwood rafters with purlin supports to slopes. One timber "A" frame is provided to this roof void section.

Timberwork appeared adequate for purpose.

Glass fibre insulation is laid between ceiling joists. Although this will increase insulation levels it is likely to restrict the flow of air to the timbers. Poorly ventilated timbers can suffer from rot. We would prefer to see the insulation laid across ceiling joists.

Evidence of active woodworm infestation was noted to timbers in this roof void area. Solicitors should confirm if the guarantee provided covers all internal timbers. If this is the case, the original firm issuing the guarantee should be instructed to re-inspect the property and treat active woodworm as required. If the guarantee does not cover this roof void a specialist firm should be instructed to treat active woodworm infestation. All works carried out should be provided under long term insurance backed transferable guarantee. Estimates for this work should be obtained prior to exchange of contracts.

Damp meter readings indicated dampness in the chimney breast area. Please note our above comments that disused flues should be capped and vented at roof level.

Pipework within the roof void is insulated. Insulation should be kept in good condition to prevent frost damage.

The left side roof area has been opened to form a bedroom and en-suite. Visible timber work and "A" frames appeared sound. We were unable to inspect rafters due to the sloping ceilings.

We are unable to confirm whether any insulation is provided between the sloping ceiling and roof tiles.

Velux windows have been fitted into the rear roof slope. Solicitors should confirm all necessary consents were obtained for this work.

Condition rating 2

Property address

Example Building Survey.

F

Inside the property (continued)



Signs of active woodworm infestation to roof timbers.

F2 Ceilings

At third floor level, the sloping ceilings in the bedroom area appear to be of plasterboard type material. Surfaces appeared sound. 1

Remaining ceilings are of skimmed plaster, and, from a visual inspection, appeared to be of plasterboard. Surfaces showed no sign of damage.

The curved ceilings in the stairwell areas are likely to be of lath and plaster. Lath and plaster ceilings are liable to sudden failure without prior warning and are difficult to repair.

Condition rating 1

F3 Walls and partitions

Internal walls and partitions are plaster finished with various painted, tiled and decorative surfaces. 2

Some internal walls are of timber stud work where the original layout has been altered. Care should be taken when attaching shelves, pictures etc. to dry lined surfaces and the correct fixings should be used.

Wall surfaces appeared sound and showed no sign of major damage.

Readings were taken with an electronic damp meter at selected points throughout the property. Rising damp readings were noted to ground floor walls particularly the brick pier between the kitchen and hallway.

Penetrating damp readings were noted to the rear wall where the property is bedded into

Property address

Example Building Survey.

F

Inside the property (continued)

the earth.

Readings of this type are relatively normal in older stone properties of this type. We understand damp proof treatment and tanking has been carried out. As stated above, solicitors should confirm guarantees are valid and transferable.

Damp has caused no significant damage to plaster or decorations.

Older stone walls of this type are likely to have been built without a physical damp proof course. Various remedies are available which attempt to treat rising dampness. The most common form of damp treatment is a chemically injected damp proof course. The damp proofing of stone built houses by this method is rarely effective over the long term due to the nature of the construction. As stated above, the walls are constructed with a rubble core. Chemical injection techniques involve the injection of silicone designed to line the pores of the masonry with a substance which prevents moisture rising by capillary action. In a rubble masonry wall there is no continuous strata along which the silicone can spread and the material tends to drain freely through the rubble core. The best solution is often to manage the dampness. This will include ensuring moisture can evaporate as freely as possible from the wall surface by using the appropriate materials. Modern gypsum based plasters do not perform well in walls where the moisture content fluctuates. A traditional lime based plaster should be used and decorated with a moisture permeable decorative surface such as a water based emulsion or lime wash. Modern vinyl paints should be strictly avoided as these tend to seal the surface and prevent evaporation. An alternative solution is to mask the damp. This can be achieved by dry lining the surface with materials such as MDF cladding. Good practice would dictate that the void behind the dry lining is ventilated to remove moisture from the wall behind.

Condition rating 2

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F

Inside the property (continued)



Piers to reception room are likely to offer support to a concealed lintel.



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F

Inside the property (continued)

Minor damage to decorations in kitchen from dampness.



Damp meter readings indicates rising damp in the kitchen.

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Inside the property (continued)



Damp meter readings indicates rising damp in the ground floor reception room.



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Inside the property (continued)

Damp meter readings indicate penetrating damp where rear wall is built into the bank.

F4
Floors

At ground floor level, the property has solid floors. Remaining floors are of suspended timber. 1

Surfaces were reasonably level and sound to the tread with no major areas of damage or distortion noted.

Floors and staircases are at different heights and care should be taken with these tripping hazards.

Fitted carpets and floor coverings prevented a detailed inspection of floor surfaces being made.

Condition rating 1

F5
Fireplaces, chimney
breasts and flues

The first floor left reception room has a wood burning stove fitted. 1

Solicitors should confirm this was fitted by a HETAS registered installer in compliance with all regulations. This is important to ensure that a metal flue liner exists between the stove and chimney pot.

Wood burning stoves emit smoke at a lower temperature than coal fires. This smoke contains a creosote type material that can damage cement and lime flue linings.

Previous visual signs of smoke staining were noted externally to the left side wall.

The flue should be swept prior to use and annually thereafter to comply with building insurance requirements.

The remaining flues throughout the property are disused. Disused flues should be capped, vented and made weather tight at roof level and ventilation provided internally.

The chimney breasts run from first floor level to the chimney pots. No chimney breasts were noted at third floor level. We assume the flues are incorporated into the thick stone walls.

No fireplaces or flues are provided at ground floor level.

Condition rating 1

F6
Built-in fittings
(e.g. wardrobes)

There are some useful fitted cupboards. 1

Condition rating 1

F7
Woodwork
(e.g. staircase and
joinery)

Internal doors are of natural timber set in timber architraves. Timber doors of this type may require occasional easing and adjustment to ensure a satisfactory fit. 1

Treads and risers to the staircases appeared sound.

Condition rating 1

Property address

Example Building Survey.

F

Inside the property (continued)

F8
Bathroom and
kitchen fittings

Sanitary ware

1

Modern fittings are provided to the ground floor WC, bathroom and en-suite. Fittings operated effectively at the time of inspection.

Many purchasers choose to upgrade bathroom fittings to their personal taste and if you intend to do this you should obtain estimates prior to exchange of contracts

Areas around showers and baths are prone to leakage. These leaks affect other parts of the building including decorations and adjacent timbers. The seals and grouting to adjacent tiles should be checked before purchase and thereafter on a regular basis. If leaks are discovered, you should ask a Damp & Timber specialist to inspect hidden areas for signs of other defects.

Kitchen Fittings

Kitchen fittings were considered adequate in size and number for a property of this age and type.

Many purchasers choose to upgrade kitchen fittings to their personal taste and if you intend to do this you should obtain estimates prior to exchange of contracts.

Condition rating 1

F9
Other

We understand you may wish to reduce the width of the supporting piers in the first floor left side reception room. These piers are likely to form a supporting function to an RSJ where the former wall has been removed.

1

If the piers are reduced in width it is likely that a new lintel will be required. Works of this type will require Building Regulation consents.

We further understand you may wish to remove the wall between the kitchen and reception room. Visible mortar joints to the stone work in the kitchen area are horizontal and this should be possible subject to the necessary Building Regulation consents. Removing solid stone walls of this type will prove difficult and expensive and if you intend to carry out this work you should obtain estimates prior to exchange of contracts.

Condition rating 1

Property address

Example Building Survey.



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.

Limitations to inspection

Most pipes and wires are concealed within the structure.

1 2 3 NI

G1 Electricity

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

Mains electricity is connected.

3

Fuses are located in the high level cupboard in the kitchen.

The fuse box was renewed approximately one year ago. Solicitors should confirm this was installed by a qualified electrician.

Properties of this age may not have sufficient power points for current usage. You should ensure there are sufficient power points for your personal use. If further sockets are required these should be fitted by a qualified electrician.

Condition rating 3

G2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas is connected.

3

All gas appliances should be serviced annually by a Gas Safe heating engineer.

Current advice is that gas appliances and heating systems should be inspected on change of ownership and we would therefore recommend a Gas Safe engineer inspect the property and report on gas appliances prior to exchange of contracts.

Condition rating 3

G3 Water

Mains water is connected.

3

Solicitors should confirm if this is metered.

You should be made familiar with the position of internal and external stop taps in case of emergency.

Water pressure appeared adequate.

The stop tap is located in the rear right kitchen cupboard.

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Services (continued)

Pipe work was metal with plastic waste where visible.

In properties of this age some lead piping may remain in concealed positions. If any lead piping is found in the future it should be replaced.

Condition rating 3

G4 Heating

The property has the benefit of gas fired central heating with heat distributed via a wet radiator system. 3

The wall mounted Baxi System 60 - 100 boiler is situated in the first floor boiler cupboard. This is a "D" rated boiler with an efficiency of 72.8%. The Baxi System is a non condensing conventional boiler with the maximum out put on 32.6 KW. This boiler will not be as efficient as its modern condensing equivalent. In view of the age of the boiler it is likely to be more expensive to service and maintain.

Boilers of this type have a limited life span of between 10 and 15 years. You should, therefore, anticipate the need to renew the boiler within a ten year period.

The property has the benefit of gas fired central heating with heat distributed via a wet radiator system.

Condition rating 3

G5 Water heating

Water heating is provided from the gas fired boiler as outlined above. 3

A factory insulated OSO hot water storage tank is fitted in the first floor airing cupboard. This has a thermostat and electric immersion heater. The immersion heater was not tested.

As with the boiler, tanks of this type have a limited life span of between 10 and 20 years. You should therefore anticipate replacing this tank within the next ten years.

Condition rating 3

G6 Drainage

Surface Water Drainage 3

Downpipes from the gutter system feed to closed drain runs. We assume these feed to a surface water drainage system and no inspection of drain runs was possible.

Foul Drainage

The property is connected to the mains drainage system.

On large metal manhole is located to the rear of the property. This will require specialist lifting equipment and was too heavy to lift at the time of inspection.

The plastic manhole, to the front, was lifted. Drain runs are of UPVC and appeared to be free flowing with no sign of back up or blockage noted.

We are unable to comment on the condition of unseen underground drain runs.

Solicitors should make usual enquiries to confirm no drainage issues have occurred during current occupancy.

Property address

Example Building Survey.

G

Services (continued)

| |
|--------------------|
| Condition rating 3 |
|--------------------|

G7
Common services

| | |
|---------------------|----|
| None. | NI |
| Condition rating NI | |

G8
Other services/features

| | |
|---|---|
| <p>Please ensure that there are adequate smoke and carbon monoxide detectors fitted to all floors. Detectors should be tested on a regular basis.</p> <p>A heat detector should be installed in the kitchen and a carbon monoxide detector should also be fitted near the boiler.</p> <p>There is a security alarm installed. As stated above, you should obtain confirmation that this will remain on completion of purchase and be made familiar with operating instructions.</p> <p>Condition rating 1</p> | 1 |
|---|---|

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|--------------------------|
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|--------------------------|



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Grounds (including shared areas for flats)

Limitations to inspection

None

1 2 3 NI

H1
Garage(s)

None.

NI

Condition rating NI

H2
Permanent outbuildings
and other structures

There are timber garden storage buildings on site. These appeared in satisfactory order.

1

Condition rating 1

H3
Other

The property is situated on a good sized plot. Solicitors should outline the position of site boundaries and confirm liability for boundary repair.

The plot slopes down steeply from the rear and levels out, across the lawned area, to the car parking spaces.

The rear banks are held in position by dry stone retaining walls. The walls appeared in adequate condition for their age and type. Some slight weathering to stone work was noted in parts.

Dry stone walls of this type will require occasional repair and maintenance which can prove expensive. No areas requiring significant repairs were noted at the time of our inspection.

There are a number of mature trees located to the rear of the boundary and some mature trees on site. These trees represent a risk to the site and house.

On site trees should be restricted to their current size and height and advice should be sought from an arboriculturalist.

There is an electricity booster station to the front of the garden. The electricity board will have rights of access at all times.

The possible effects of electromagnetic fields have been the subject of media coverage but the Health Protection Agency (HPA), an independent body with responsibility for advising on electromagnetic fields, has concluded that 'there is no clear evidence of adverse health effects at the levels of electromagnetic fields to which people are normally exposed'. However, because research is continuing into this topic, this view could change in the future. No gardens are provided.

Public perception of this problem can affect marketability and future values. More information can be obtained from the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or the local electricity company. If you want reassurance, you should ask an appropriately qualified person to inspect the property and provide you with a report.

Property address

Example Building Survey.

H

Grounds (including shared areas for flats) (continued)



Electricity booster station in front garden.

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I

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, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1 Regulations

As stated above, the property is Grade II Listed. Solicitors should outline implications for maintenance and repair.

Confirmation should be obtained that all refurbishment works and alterations carried out since the date of Listing have full Listing consent.

Some of the works undertaken may include:

- Installation of secondary glazing.
- Installation of Velux windows to the rear roof.
- Installation of the gas fired boiler by a Gas Safe heating engineer.
- All necessary consents were obtained to install en-suite facilities and the ground floor kitchen.

I2 Guarantees

We are advised that guarantees exist from Messrs Rentokil for woodworm and rising damp treatment. Solicitors should confirm these guarantees are valid and transferable.

I3 Other matters

Solicitor should confirm the following points:

- Tenure is freehold.
- All mains services are connected as outlined within this report.
- Position of site boundaries and confirm liability for boundary repair.
- No drainage issues have occurred during current occupancy.
- The allocated car parking space is included in the deeds.
- Details regarding the electricity booster and pole on the front garden.

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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 | <p>During our inspection no significant evidence of structural movement was noted.</p> <p>Minor cracking was noted to the front elevation. Cracking of this nature is not considered significant and appeared long standing. No sign of recent movement was seen.</p> <p>Readings were taken with an electronic damp meter at selected points throughout the property. As stated above, areas of rising dampness were noted in the main body of this report.</p> <p>Condensation is the most common type of dampness found in property and is due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a very difficult problem to manage, but adequate ventilation is essential combined with sensible use of heating and good levels of insulation.</p> <p>Evidence of active woodworm infestation was noted. If no guarantees exist for timbers within the roof void area we would recommend a specialist firm is instructed to inspect the property and treat active infestation as required. All work carried out should be provided under long term insurance backed transferable guarantee.</p> |
| J2 Risks to the grounds | <p>... Water represents a flood hazard to the grounds and area, Please note our above comments regarding insurance implications.</p> <p>Mature trees on the site also represent a risk. On site trees should be restricted to their current size and height.</p> <p>According to the Environment Agency (the Government organisation responsible for flood control), the property is in or near to an area that is vulnerable to flooding. You should ask your legal adviser about this and check with your insurer to make sure that they will cover a property in this location. If not, it may affect the saleability of the property.</p> |
| J3 Risks to people | <p>The accommodation is planned on four floors. Smoke and carbon monoxide detectors should be kept in good working order.</p> <p>In some parts of the country a naturally occurring and invisible radioactive gas called radon can build up in homes. In the worst cases this can be a safety hazard.</p> <p>If you want more information you should contact the Health Protection Agency (HPA) 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.</p> |
| J4 Other risks or hazards | <p>The accommodation and site are on split levels and care should be taken with tripping hazards.</p> |
| Property address | <p>Example Building Survey.</p> |

J

Risks (continued)

Property address

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K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1 Insulation

Roofs

The roof space is insulated with a layer of mineral quilt laid between the rafters. As stated above, we would prefer to see the insulation laid across ceiling joists. Ideally, insulation should be laid to provide the equivalent of a 270mm layer to reduce heat loss.

It should be noted that mineral quilt insulation is an irritant and sensible precautions, such as wearing a mask and gloves, should be taken when undertaking any maintenance.

We are unable to confirm whether any insulation is provided beneath the sloping ceiling areas.

Walls

The original stone walls will not have any form of insulation.

Windows

The original single glazed metal windows will be drafty and offer limited thermal insulation.

Secondary double glazing has been installed which should improve insulation levels to some windows.

If you intend to install any further secondary double glazing you should obtain consents from the Listing Authority.

Floors

In view of the age of the building the floors are unlikely to incorporate any form of insulation.

Plumbing

Where possible, tanks and pipework should be insulated. However, the insulation should be periodically checked and re-fitted, as necessary, to minimise the risks of possible freezing and leakage.

Where possible, exposed hot water pipes should be lagged to minimise heat losses.

K2 Heating

As stated above, the existing boiler will not be as efficient as its modern equivalent.

Where possible, exposed heating pipes should be lagged to minimise heat losses.

K3 Lighting

Natural and artificial lighting provision is reasonable.

You should consider installing LED bulbs as these are very efficient and long lasting.

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Energy efficiency (continued)

K4
Ventilation

Existing windows and doors offer adequate ventilation.
Extractor fans should be fitted to the bathrooms and en-suite.

K5
General

None.

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Surveyor's declaration

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

Signature



Surveyor's RICS number

0071806

Qualifications

For and on behalf of

Company

Abels Surveyors

Address

Staddle Stones, Burleigh Tor, Burleigh

Town

Stroud

County

Gloucestershire

Postcode

GL5 2PZ

Phone number

0333 121 0100

Website

<http://www.abelssurveyors.co.uk>

Fax number

Email

info@abelssurveyors.co.uk

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Example Building Survey.

Client's name

Mrs Blogs

Date this report
was produced

27 June 2018

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

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 (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your 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. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

In order to access the Terms of Engagement and Description of Service please copy and paste the links on your browser

https://isurvworksmart.com/Building_Survey_DHSSTE_updated_Dec16.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address

Example Building Survey.



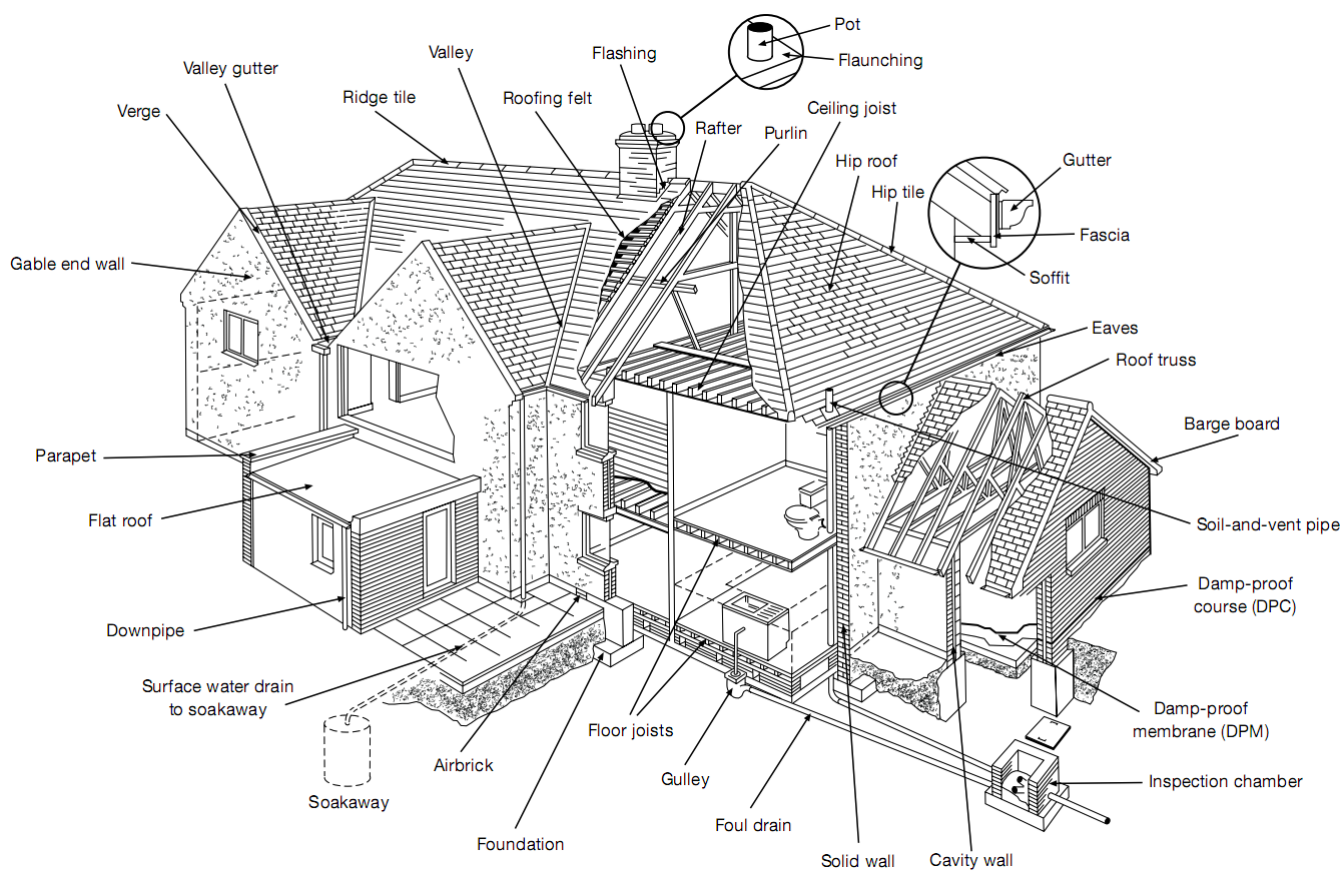
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Typical house diagram

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



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