



LEVEL 3

Your survey report

Property address

122 Kidmore Road, Caversham
Heights, Reading, Berkshire RG4
7NB

Client's name

[REDACTED]

Inspection Date

10th March 2022

Surveyor's RICS number

1219822

3

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We 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.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- 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.
- 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 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 sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 Reminder

Please refer to your **Terms and Conditions** report sent on the 14th February 2022 for a full list of exclusions.

A

About the inspection

Surveyor's name

Robert Hopps BA (Hons), PG Dip Surv, Dip NEBOSH MRICS

Surveyor's RICS number

1219822

Company name

The Hopps Partnership

Date of the inspection

10th March 2022

Report reference number

[REDACTED]

Related party disclosure

None

Full address and postcode of the property

122 Kidmore Road, Caversham Heights, Reading, Berkshire RG4 7NB

Weather conditions when the inspection took place

Clear and sunny having remained dry over the previous 48 hours.

Status of the property when the inspection took place

The property was fully furnished and the vendor was present throughout the inspection.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note

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

B

Condition ratings

Overall opinion of property

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair works reported.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.



Elements that require urgent attention

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

Element no.	Element name



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D6	Outside doors (including patio doors)
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water

Element no.	Element name
F4	Heating
F5	Water heating
F6	Drainage
G1	Garage
G2	Permanent outbuildings and other structures
G3	Other



Elements with no current issues

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

Element no.	Element name
D4	Main walls
D7	Conservatory and porches
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)



Elements not inspected

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

Element no.	Element name

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

A full electrical safety inspection is recommended, this work should be undertaken by an NICEIC qualified individual.

A full gas system safety check is recommended, this work should ONLY be undertaken by a Gas Safe qualified engineer. More information can be found here: <https://www.gassaferegister.co.uk>

The incoming water mains may be formed in lead, which is a hazard to health, and you can have this specially tested, or obtain home testing kits for further reference.

A below ground CCTV survey is recommended on the drains as defects may be present that could not be inspected at the time of attending.

There was a leak located in the utility room, and this will require further investigation and repair.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a fully detached purpose built house.

Approximate year the property was built

The property is estimated to have been built circa 1930.

Approximate year the property was extended

The property has been extended to the side and rear likely within the last 30 years.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The main walls of the property are formed in cavity construction. This comprises of an outer layer of brickwork, a central cavity, which will be between 50 – 100 mm in thickness and may or may not be insulated, and an inner layer, normally of concrete blockwork possibly brickwork in this instance. The two layers are tied together using small metal strips in multiple locations, known as cavity wall ties. The roof structure is formed in timber with roof tiling in clay. Floor structures are formed in timber, chimney stacks have been removed.

Accommodation

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

Means of escape

The property has doors at ground floor level which can be considered a means of escape, and the windows at first floor level can be used as a means of escape, bearing in mind that there is a fall from height. A full fire risk assessment is however beyond the scope of this report.

C

Energy efficiency

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

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

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

The property currently has an energy efficiency rating of E with a potential rating of C. You are advised to obtain a copy of the complete energy performance certificate which will provide further information on how to make the property more energy efficient.

Issues relating to the energy efficiency rating

The full energy performance certificate can be found here: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2498-0190-2922-0215>

In my experience, the recommendations in most Energy Performance Certificates have disproportionate costs versus benefit ratios. We can discuss this further as desired.

Mains services

A marked box shows that the relevant mains service is present.

☒ Gas ☒ Electric ☒ Water ☒ Drainage

Central heating

☒ Gas ☐ Electric ☐ Solid fuel ☐ Oil ☐ None

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

None

Other energy matters

None that I am aware of.

C

Location and facilities

Grounds

The property has a front driveway with space to park 5 cars and a reasonably sized rear garden with areas of patio and lawn. There are pathways on either side of the house.

Location

The property is located within a predominantly residential area with other houses of varying sizes and ages.

Facilities

The property is an approximate 15 minute walk away from Church Street where there is a small parade of shops. The centre of Reading is a short drive away.

Local environment

The property is noted to be sited upon predominantly chalk sub-soils. This often means that there is a layer of topsoil and at a certain depth, the soil begins to turn to chalk strata. Chalk provides a very stable soil on which to form foundations, and I do not expect there to be any significant problems with the sub-soil under normal conditions. Chalk however has been known to become unstable in the presence of flowing water, and I cannot fully preclude the risk of hidden water sources.

The property is noted to be located within Flood Zone 1, meaning that there is a low probability of flooding from local rivers, streams or the sea. Localised flooding can still occur however during very heavy periods of rainfall, and this is known as surface water flooding. Flooding could also affect utilities on roads nearby and your lawyer should undertake their normal environmental searches.

Weather patterns are becoming more unpredictable and the property could still suffer from flooding or water ingress through surface water i.e. precipitation.

Other local factors

None that I am aware of.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

A drone camera was used to take images of the higher elements of the property, including the roofing and any chimneystacks and therefore, there were very few limitations on the inspection. No surfaces externally were disturbed - for example, tiles were not lifted to check the condition of any membranes or timber structure beneath and external fabric was not removed or disturbed in any way.



D1 Chimney stacks

None



D2 Roof Coverings

The main roof is a simple dual pitch, meaning that there is a left and a right hand pitch, rising to the ridge, which run parallel with the side walls.

2

There is a further extension to the side and the rear, with a mixture of both flat roof lined with bituminous felt, but also, a small hip roof at the rear. The hip roof is a roof with pitches down towards each exterior wall. The changes in angle are known as hips. The main roof has been overlaid with plain clay tiles, laid to a double lap. This means that at any one point on the roof, there are three tiles overlapping each other, so that if one were to fall out, there would still be two layers of tiling beneath.

It would appear that the hip roof at the rear is covered in plain concrete tiling, given a red colour to make it look like clay.

It is likely that the clay tiling of the main house is, for the most part, original. As you might imagine, there are a number of slipped, cracked and missing tiles and a minor overhaul is required.

Coupled with this, the ridge tiles are cracked and loose in some areas and require replacement where damaged, but lifting off, cleaning down and resetting on new mortar elsewhere.

Where the chimneys have been removed in the past, on the right hand roof pitch when standing at the front, a different style of tiling has been installed. This has aged poorly and significant moss growth can be seen on the surface of the tile. This is not necessarily a defect, but moss does prematurely age a tile, as it tends to hold moisture against the surface of the tile for longer periods. These may require replacement soon.

There is a small flat roof over the front bay window which has been lined with lead, and was found to be in good condition. The flat roof is in adequate condition and appears fairly modern. Flat roofs have a lifespan of around 20 - 25 years and it is unlikely that any significant defects will occur soon.



Photo - 2 General view



Photo - 3 Cracked ridge



Photo - 4 Slipped tiles

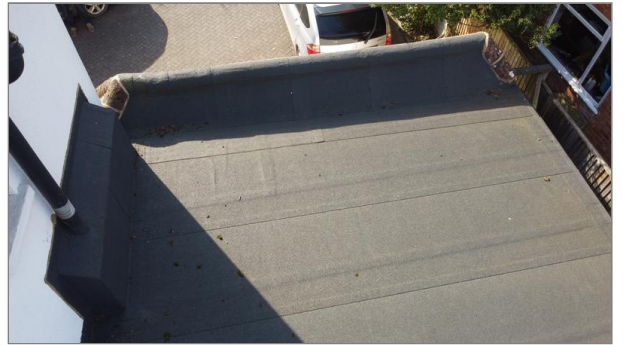


Photo - 5 Over garage



Photo - 6 Over garage



Photo - 7 Bay



Photo - 8 Moss growth



Photo - 9 Moss growth



Photo - 10 Cleaning required



Photo - 11 Barge boards



Photo - 12 Recent repair



Photo - 13 Cracked tiles

D3 Rainwater pipes and gutters

The rainwater pipes and gutters comprise of half round plastic guttering, fixed to timber fascia boards. Downpipes for the most part discharge into the below ground drains directly, but unusually, in two locations, they simply discharge water onto the ground. The first location is at the front,

2

serving the bay. The other is at the rear corner, serving on of the main roof pitches. It is not appropriate for rainwater to simply discharge onto the ground around the base of a property, as this can lead to water saturation in the walls, and in extreme circumstances, ground instability. I would therefore recommend that a rainwater drain is installed, which is a small channel which collects surface water. This can be linked through to the drains, which may be some distance away, without the need for significant excavations.

You will note that the downpipe in the rear corner is in fact blocked, and you are advised to have the downpipes rodded through in all locations. A flexible lightweight rod can remove blockages, and ensure that water flows freely.

The gutters themselves are likely blocked in isolated areas and require cleaning out.

The gutters should be cleaned at least annually, or more often if there are large deciduous trees nearby which is of course the case here.



Photo - 14 To side



Photo - 15 Opposing side

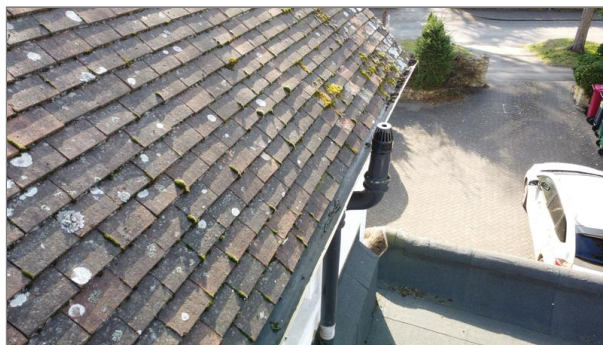


Photo - 16 General view

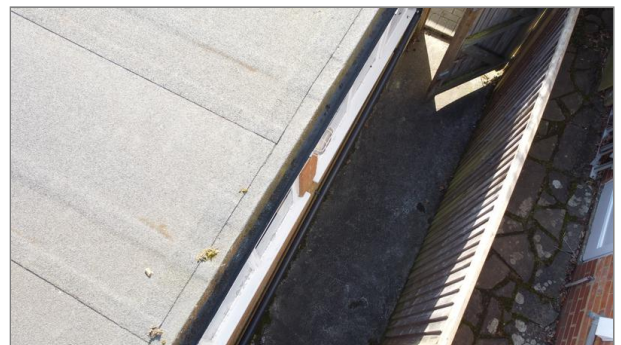


Photo - 17 To garage



Photo - 18 Clear



Photo - 19 Bay downpipe discharges here



Photo - 20 Sealed system



Photo - 21 Poor condition



Photo - 22 Joints leak

D4 Main walls

The main walls are formed in cavity construction, a description of which is provided earlier in the report.

1

Despite a small crack in the front bay at ground level, the property is not felt to have any significant structural defects.

Bay windows tend to move fairly readily, as they are often formed on more shallow foundations than the rest of the house. The crack should be filled, however, it is likely that the cracking will reopen in the future. Unless the cracking opens to significant widths of around 5mm or more, or is continuously worsening, then no significant action is likely necessary. I cannot of course guarantee that there will be no future structural movement, but as long as the property is maintained in the normal way, I foresee no special problems arising. This means ensuring that the drains are kept free flowing, and do not discharge water into the ground, the downpipes discharge into the below ground drains, and that large trees are not allowed to grow within close proximity. There is of course a fairly large tree nearby, on the front of the property, and I would recommend that all large deciduous trees are pruned, so that they do not reach their full mature height.

It should be noted that the bay to the front of the property has a timber wall at first floor level. This is fairly common and it should be pointed out that the wall is unlikely to have any insulation. You should further insulate this wall internally.



Photo - 23 Vent below

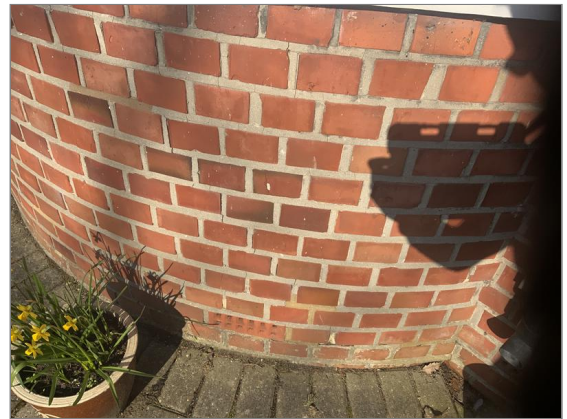


Photo - 24 Slight cracking



Photo - 25 General view



Photo - 26 Example of support to internal wall

D5 Windows

The windows are formed in timber and are singled glazed throughout. It is likely that these windows are original, and as you might imagine, they are showing signs of minor wear and tear.

2

Some of the windows bind lightly on opening and closing, and the mechanisms are ageing, however, the windows are felt to be in good condition.

There is evidence of previous decay and repair, and it is necessary to paint timber windows every 4 - 5 years. I would therefore suggest you budget for redecoration of the windows within the next 1 - 2 years.

Single glazed windows are less thermally efficient than double glazed equivalents and the vendor has installed secondary glazing into the lower large windows in the forward lounge, but not elsewhere. You could consider further secondary glazing, or the removal of the single glazed window panes and their replacement with slim line double glazing.

Draught exclusion strips should be installed around windows.

All of the windows represent a fall hazard at first floor level and the window in the loft. If children are to be present within the property, window restrictors should be fitted to limit the opening.

It should be noted that old glass tends to be of a variety which will break into dangerous shards if impacted upon. Care must be taken.

External window sills require redecoration now. Decoration plays an important role in older buildings and can prevent water ingress into the walls below.



Photo - 27 Ageing flashing



Photo - 28 Ageing decoration



Photo - 29 Ageing



Photo - 30 Fall hazard



Photo - 31 Fall hazard



Photo - 32 Decay repair



Photo - 33 Secondary glazing

D6 Outside doors (including patio doors)

The front doors are a pair of timber glazed doors with a further secondary door inside. These doors operated adequately. They show signs of historic decay on the drip detail at low level, which has been filled and painted, but again is ageing and requires further repair.

2

The glass in the front porch doors and the fixed windows either side of the internal door again will break into shards if impacted upon, and care should be taken.

The side door is of average quality and found to be functional.

The sliding doors to the rear were stiff and slightly difficult to operate. These doors are somewhat dated, and you may wish to budget for upgrading.



Photo - 34 Front doors



Photo - 35 Ageing

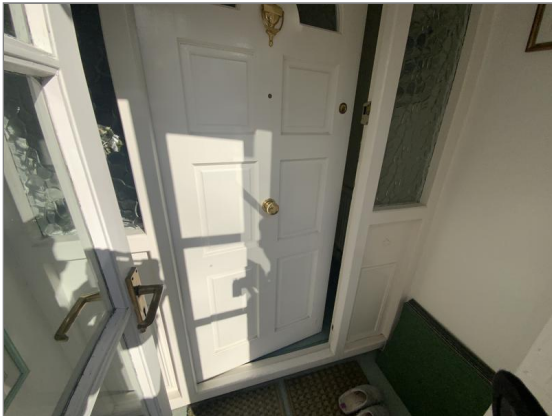


Photo - 36 Front door



Photo - 37 Side door



Photo - 38 Sliding doors



Photo - 39 Rear doors

D7 Conservatory and porches

The property has a front porch which is in adequate condition.

1

D8 Other joinery and finishes

None.

**D9 Other**

None.



E

Inside the property

E

Inside the property

Limitations on the inspection

I was unable to inspect any parts of the property that were found to be covered, concealed or inaccessible and am, therefore, unable to give any assurance that such parts are free from defect. Within the limits of the inspection undertaken, it was not possible to report upon the condition of flues or the presence of flue liners, and I cannot advise upon whether or not any chimneys can be used. Where, from my inspection, there was evidence to indicate the likelihood of serious defects being present in hidden parts, exposure and further investigation will have been recommended to you. It was not possible to lift fitted floor coverings or view behind backed and fitted units. Only accessible portions of the property were inspected and therefore, defects may exist in areas that could not be accessed.



E1 Roof structure

The roof structure comprises of traditional cut timbers which are cut on site by a carpenter, rather than being pre-fabricated and craned into the place, as is the case with many modern roof structures. The structure comprises of a ridge beam at the highest point of the roof structure, multiple rafters, which are the diagonal timbers underneath the tiling, purlins which are the single horizontal timbers at the approximate midpoint of the rafters, and purlins struts which support the purlins. Underfoot are what are known as ceiling joists, which are smaller than the ceiling joists between ground and first floor level and are generally only designed to support the weight of the ceiling and a small element of weight above.

2

It should be noted that whilst there is a small amount of insulation present within the loft, this is not enough to comply with minimum recommendations. It is currently suggested that a minimum depth of 270mm using glass fibre or mineral fibre insulation is provided for, and you should install this now, taking care not to reduce ventilation.

Polythene has been installed on the underside of the roof structure. Unfortunately, I would now recommend that this is removed as this creates an unventilated or at least poorly ventilated void above. You will see that there is mould growth on the upper surface of the polythene and these unvented air pockets can ultimately lead to decay of the timber structure. This is less common where the tiling does not have an underlay or membrane beneath, as is the case here, as this type of tiled roof tends to be somewhat draughty. This membrane however will not prevent secondary water ingress. This is because all that will happen is water ingress does occur is that water will track onto the top side of the polythene and run down it, and ultimately, into the ceilings around the perimeter of the house.

The loft space is clearly very large and the property would benefit, or at least accommodate a loft conversion.



Photo - 40 General view



Photo - 41 Mouldy



Photo - 42 Inadequate insulation



Photo - 43 To extension



Photo - 44 General view

E2 Ceilings

The ceiling finishes generally comprise of what is known as lath and plaster. Lath and plaster is a technique which was used to finish interior walls and ceilings from the early-18th until the early-to-mid-20th century. It was then generally superseded by drywall techniques and plasterboard. The

2

process involved laths (thin strips of timber) nailed to timber joists or posts and then covered with built-up layers of plaster. Laths typically measure 25 mm x 6 mm and are positioned about 6 mm apart from each other to allow the plaster to penetrate into the gaps between them and form a key with the laths. Under normal use, older lath and plaster ceilings can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.

It should be noted that textured coatings were present in some locations. Historically, textured coatings were reinforced with asbestos and were often provided by a company called Artex. Artex is a shortening of the words 'asbestos reinforced textured coating' and whilst the company Artex still exists today, it no longer uses asbestos in its products. In fact, it stopped putting asbestos in the textured coatings around the 1980's, however, it is impossible to date the textured coating, and therefore, it is safer to assume that it does contain asbestos than not. Asbestos is extremely hazardous to health and if small particles are inhaled, it can lead to life threatening lung illnesses and you are advised to review the Health & Safety Executive's website here:

<https://www.hse.gov.uk/asbestos/> Textured coatings do not readily release fibres into the air, and if left alone, do not pose a significant risk. You are able to paint textured coatings, but should not attempt to remove them yourself without consulting professionals.

It should be noted that polystyrene ceiling tiles were found in the first floor bathroom. Polystyrene is flammable and if ignited, could release very toxic gases. You are therefore advised to remove the polystyrene ceiling tiles and should expect a significant decorative and plaster repair to be necessary thereafter.

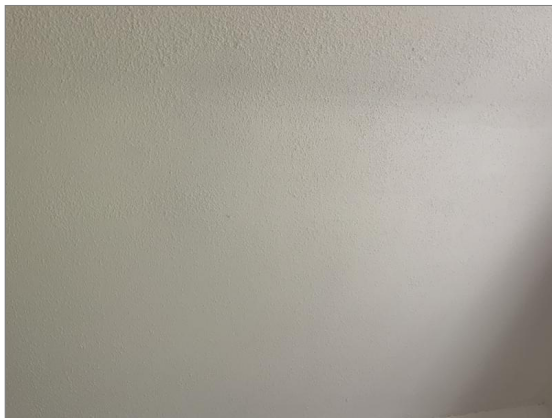


Photo - 45 Textured coating



Photo - 46 Polystyrene tiles



Photo - 47 Some undulating



Photo - 48 Exposed laths

E3 Walls and partitions

2

The interior walls are generally formed in solid materials, likely brickwork or possibly concrete blockwork. The walls have been plastered and painted and tiled, but on the whole, were in fairly good decorative condition with only minor decorative blemishes.

In the utility room, the skirting board had a corroding nail and when tested, full saturation readings were found.

The wall above was damp, although the dampness readings are very much localised here.

The vendor informed me that pipework travels up through the wall here, and clearly there is a leak. This will require opening up work and repair.

Despite some hollow areas of plaster and isolated cracking, there were no structural defects internally.

Clearly, the property has been extended and altered, and you are advised to obtain a copy of the architectural and engineering drawings, along with the Building Completion Certificate. The latter is an important document, issued upon satisfactory completion of the construction and other alteration works.



Photo - 49 Maximum saturation



Photo - 50



Photo - 51 Hollow here

E4 Floors

The floors are formed in a mixture of suspended timber and concrete in some areas at ground floor level. The floor coverings include carpet and tiling, some of which are dated, and you may wish to budget for modernisation.

1

Slightly elevated moisture readings were found around the leak in the wall, and of course, this will be linked. As long as this is repaired soon, this is unlikely to lead to any significant problems.

It should be noted that in isolated areas, the floorboards were found to creak underfoot, which is to be expected with a property of this age and nature. This is not overly concerning, however, the next time that you lift the floor covering in order to upgrade them for any reason, you should use this opportunity to undertake minor patch repairs or replacement works as required. The cost of this is unlikely to be particularly high.



Photo - 52 Damp here

E5 Fireplaces, chimney breasts and flues

Whilst the property has a chimneybreast, and this is likely the original location, this is not functional as there are no chimneystacks externally. This is therefore strictly ornamental and no action is required.

1

It is sometimes advisable to install a small vent in any remaining chimney flue to avoid condensation build up.



Photo - 53 Not in use

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

The large mirrored cupboard doors in the bedroom are likely of an older variety of glass, which again will break into dangerous shards if impacted upon. Care must be taken, particularly if children are to be present and utilising these cupboards.

1

The kitchen is beginning to show signs of ageing, for example, the cupboard doors are slightly misaligned.

The kitchen has however been well maintained and is free from significant defect.



Photo - 54 Large mirrored units



Photo - 55 General view



Photo - 56 General view

E7 Woodwork (for example, staircase joinery)

The interior doors slope slightly and have been cut to fit. It is likely that historic movement occurred to the house, however, I do not suspect this to be ongoing.

1

Interior woodwork was therefore found to be in good condition in all locations, except for where the leak is occurring, where the skirting board may be decaying on its rear face.



Photo - 57 Misaligned

E8 Bathroom fittings

The bathroom at first floor level, somewhat like the kitchen, is old and showing signs of wear and tear, but has been well maintained and was free from significant defect.

2

There is a bathroom at ground floor level, which is in slightly worse condition.

The shower for example requires the mastic to be re-done, as there is a leak. On the whole however, the bathrooms are in adequate and functional condition and free from significant defect.



Photo - 58 General view



Photo - 59 Good pressure



Photo - 60 Ageing



Photo - 61 Lower pressure



Photo - 62 Higher pressure

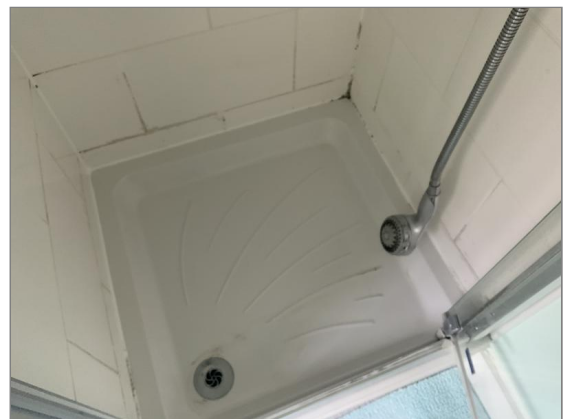


Photo - 63 Ageing



Photo - 64 Functional



Photo - 65 Slight leak

E9 Other

None.



F

Services

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

F

Services

Limitations on the inspection

We are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been undertaken. We have carried out visual checks and commented appropriately below. Should you require detailed reports or assurances as to the quality and condition of any of the services, then further separate specialist inspections should be commissioned.



F1 Electricity

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

The fuse board (or consumer unit as it is more formally known) is located in the understair cupboard. This is a relatively modern consumer unit with miniature circuit breakers. These are automatic safety devices that open (stop current flowing) when the current in the circuit exceeds that of the value of the individual switch. They can be switched on or off and therefore differ from older fuses that used to burn out if current was exceeded and then required replacement.

2

Whilst I saw no evidence of any significant defect or other concern it is always good practice to have the electrical system tested by a competent person and I recommend that this individual is registered with the NICEIC (National Inspection Council for Electrical Installation Contracting) scheme. More information can be found here: <https://www.niceic.com/householder/find-a-contractor>. The electrician will normally inspect the property and prepare/provide an electrical installation condition report (EICR) which will set out what checks have been undertaken and whether the system is safe. The NICEIC recommend that domestic properties have the electrical system checked every 10 years. Landlords are obliged under the The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 to undertake electrical safety checks every 5 years or less.

A useful fact sheet can be found here <http://www.niceic.com/find-a-contractor/factsheets/consumer-factsheet-electrics-21.aspx>.

It is my recommendation that you upgrade the smoke detection systems within the property. Modern systems are normally wired into the mains electricity and given back up batteries and a smoke and heat detection system should be installed in the kitchen. It is recommended that you liaise with a suitably qualified individual to upgrade the system now.



Photo - 66 Garden power



Photo - 67 Electrical fittings

F2 Gas/oil

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

There is a mains gas supply, and the meter and control valve are located in the understair cupboard. Whilst I saw no items that gave me any significant cause for concern, gas systems as a whole can only be checked and altered by an individual on the Gas Safe register. Gas Safe is the official gas registration body from United Kingdom, Isle of Man and Guernsey appointed by the relevant health and safety authority for each area. By law all gas engineers must be on the Gas Safe register which as of 2009 replaced the CORGI register. It is my recommendation that you engage the services of a Gas Safe engineer now to test the system as a whole and provide certification indicating that it is safe or provide you with a cost for remedial works.

2

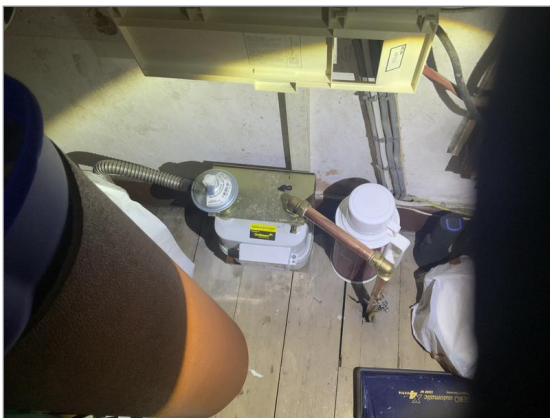


Photo - 68 Meter

F3 Water

Given the age of the property it is possible that incoming water mains are of lead. Lead is a substance which can be hazardous to health, although generally if left undisturbed, will be okay. If you are concerned, you should have the water tested by Thames Water, however, it is

2

recommended that where lead pipework exists, this is replaced with more modern plastic or copper equivalents.

Thames Water have the following on their website: 'Lead in the water supply isn't usually a problem in our area. This is because our hard water tends to produce a protective layer of limescale between the water and the pipes. Adding a small yet harmless amount of phosphate, which acts like a limescale, at the water treatment process makes sure lead levels are kept very low. We're also proactively replacing lead pipes on our network in areas where lead levels are slightly higher, while at the same time, encouraging our customers to replace lead pipes within their own properties. We regularly check the lead levels in water samples taken from some of our customers' taps.

If you're worried about having lead pipes and would like more information, visit thameswater.co.uk/lead. We'll take a water sample from your kitchen tap and discuss the results with you. We'll let you know if your pipes need to be replaced and what we can do to help you. If you replace your lead water supply pipe, we may replace the lead communication pipe belonging to us, depending on how much lead we find in your water. Please call us on 0800 316 9800 if you are considering replacing your part of a lead service pipe.'

There are plastic header tanks in the loft, and these serve the hot water system. These fill with cold water from the mains and then drop down into the hot water cylinder below, to create a gravity feed. Tanks in the loft should always be insulated to avoid them reaching freezing temperatures. It is also not ideal to have a timber lid, as timber decays. Close fitting plastic lids or similar should be installed now.



Photo - 69 Tanks

F4 Heating

It was very difficult to inspect the boiler, as this is behind the cooker. This is a floor standing gas fired unit, which the vendor informed me they had serviced within the last year. You must obtain a copy of the certificate left by the Gas Safe registered engineer for further review.

2



Photo - 70 Boiler serviced end of 2021

F5 Water heating

The property has a now somewhat dated style of water heating, provided by an immersion cylinder. This fills with water from the tank in the loft and the water is then heated, either indirectly from the boiler, or directly with an electric immersion. Often there are both forms of heating with an electric immersion being a backup in case of failure of the boiler for any reason. Hot water pressure was found to be adequate. Given the nature of the system, you could consider upgrading to a modern pressurised hot water cylinder, which no longer requires the need for a tank in the loft. This provides hot water at the same pressure as the incoming cold water mains, and you should discuss this with an appropriately qualified plumber.

2

F6 Drainage

There were no inspection covers located on the property which could be lifted. The below ground drains were therefore not directly inspected, however, all of the sinks and toilets were tested in the property and drained away freely. Whilst I do not suspect there to be any significant problems with the below ground drains, it is always advisable to have a below ground CCTV survey undertaken, to assess the location, nature and condition of the pipework. Defective pipework, for example, cracked or loose drains, can allow water to enter the soil around the base of the property, which in a worst case scenario, can lead to ground instability and subsidence. Whilst there was no evidence of this, again, it is advisable to have this checked, prior to commitment to purchase.

2

There is a sunken channel to the front drive, which plays an important role because the front drive slopes down towards the house. This collects surface water and sends it into the drains. This is a rainwater drain, as discussed earlier in the report, but they do require cleaning and it would appear that there are blockages within. This should be cleaned out thoroughly now.

Elsewhere around the property there are drainage gullies, for example, shown in the 2nd image out of the kitchen window. I could not access the gully, meaning that the vendor cannot easily access it for cleaning purposes. This should be cleaned now.



Photo - 71 Cleaning required



Photo - 72 Cleaning recommended

F7 Common services

None.



G

Grounds
(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

None.

1 2 3 NI

G1 Garage

The property has a garage with an electric up and over door. The door was found to be fully functional and the garage was generally in good condition. Decoration is advisable to the front door of the garage, and it should be pointed out that the windows are load bearing. This means that the brickwork has been built up off of the windows, and if you change them, you must bear this in mind.

2



Photo - 73 Ageing decoration



Photo - 74 General view



Photo - 75 Load bearing



Photo - 76 Working

G2 Permanent outbuildings and other structures

There are two sheds in the side passageway. These are in adequate condition, but will require re-roofing soon.

2

There is a large retaining wall, i.e. a wall which has been built to high level and is holding back the land of the patio. This was found to be in good condition.

Towards the rear of the garden there is a pergola which I would recommend is removed soon, as the posts are beginning to decay.

At the very rearmost part of the garden there is a further shed and greenhouse. The shed is in good condition, but the greenhouse has glass in it which will break into shards if impacted upon, and indeed, one element of glass is broken and has been taped up next to the door. Children should be kept away from this structure.



Photo - 77 Shed to side



Photo - 78 Moss to roof



Photo - 79 Ageing



Photo - 80 Good condition



Photo - 81 Ageing



Photo - 82 Rear shed



Photo - 83 Greenhouse



Photo - 84 Broken

G3 Other

The flowerbed walls and the front boundary wall are formed in loose rubble material, and this is cracked and loose in many areas. Rebuilding works will be necessary soon.

2

The front pavement has a cross over, meaning that you are legally allowed to drive over the pavement to park. You should check your rights and obligations in respect of the cross over and maintenance of the lawn area to the front.

Boundary fencing requires replacement in many areas. Some of the fencing to the rear is propped up, or has fallen over entirely.

There is a Yew tree in the garden. All parts of this plant are poisonous if ingested, and there may be other poisonous plants.

Paving slabs and waste material is present in the rear garden, and you may wish to have this removed.

Finally, the pathway in the garden is very old and is cracked and uneven underfoot.



Photo - 85 To front drive



Photo - 86 Ageing



Photo - 87 Crossover here



Photo - 88 Old fences



Photo - 89 Propped



Photo - 90 Fallen over



Photo - 91 Fallen over



Photo - 92 Yew



Photo - 93 To rear

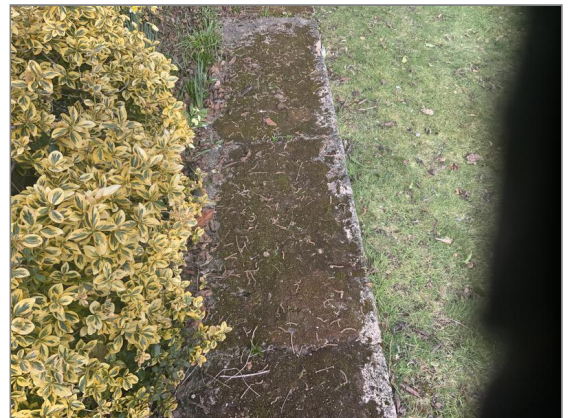


Photo - 94 Ageing

H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

Your legal advisor will need to check your rights to enter onto adjacent property to maintain any structure situated near or on the boundaries and any similar rights your neighbour may have to enter upon your property.

Your legal advisor will need to check the ownership and location of perimeter boundary walls and fences.

Your legal advisor will need to check the existence of adequate wayleaves and easements to serve the services of the property.

Your legal advisor will need to make the usual enquiries regarding drainage and rainwater goods particularly any responsibility for the maintenance or upkeep of any jointly used parts of the system.

Your legal advisor will need to check for the existence of any guarantees in respect of any previous timber and damp treatments.

You should obtain Gas Safe and electrical certificates of the entire gas and electrical systems, prior to commitment to purchase, to check for any defects.

Structural alterations have been undertaken, along with extensions which come under the remit of Building Control. Completion Certificates should be obtained for this work, confirming that it has been undertaken competently. Your lawyer should explain what it means if this paperwork is not to hand.

You should ask your lawyer to liaise with the vendor's lawyer, to obtain a copy of the architectural and engineering drawings for the extension and alteration works.

H2 Guarantees

None that I am aware of.

H3 Other matters

You should ask your legal adviser to confirm that the property will be sold with full vacant possession and explain the implications of this.



Risks

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

Risks

I1 Risks to the building

Maintenance works are required to the roofing.

Rainwater goods require reconfiguration and cleaning.

Windows and window sills will require redecoration soon.

The polythene should be taken away from the underside of the roof structure.

There is a leak in the pipework around the utility room/kitchen.

I2 Risks to the grounds

A search was undertaken for Japanese Knotweed, a troublesome plant which can be very expensive to remove.

There was no evidence of the plant visible at the time of my inspection, however, this could be present in hidden or neighbouring areas.

I3 Risks to people

There are potentially asbestos containing materials in and around the building. Asbestos is a material which is extremely hazardous to health and can lead to life threatening lung illnesses if small particles are inhaled. You may therefore wish to have an asbestos surveyor undertake a survey of the property to identify areas of risk and provide a method statement for removal of the asbestos. You should not attempt to remove the asbestos yourself.

The incoming water mains could be made out of lead which is a hazard to health. In the meantime, you are advised to drink only filtered water and budget for replacement of the lead pipework with modern plastic or copper.

An electrical check should be undertaken by an NICEIC qualified electrician who can certify that the electrical system is safe and fit for purpose.

All gas appliances and the gas meter should be checked by a Gas Safe engineer to ensure that the systems are safe and fit for purpose.

There are trip and fall hazards in the front and rear garden and care must be taken.

The windows represent a fall hazard and window restrictors should be fitted, so that the opening is limited.

The glass in the doors and windows may be of a variety which will break into dangerous shards if impacted upon, and care should be taken.

Care should be taken when climbing into and out of the loft. When you are in the loft, you must only tread on the timber joists underfoot - i.e. the timber structure. Treading between the timber joists will mean that you are applying load upon the ceiling below, which is not designed to be load bearing and will collapse.

Where there are water tanks which have been left with standing water i.e. they have not been drained or refilled routinely, a dangerous build-up of bacteria can occur. A common bacterial growth in such systems is Legionella, which can lead to a life-threatening illness called Legionnaires' Disease. The tanks should be drained and cleaned by competent professional along with any areas where standing water could have stagnated for example in toilet cisterns.

Polystyrene is present to the interior surfaces within the property. Polystyrene is flammable and should be removed.

I4 Other risks or hazards

None.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account 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.

J

Energy matters

J1 Insulation

You are advised to improve the level of insulation within the loft. A minimum depth of 270mm using glass fibre or mineral fibre loft insulation is now recommended, although you will need to install this in accordance with best practice. You must take care not to reduce the ventilation around the lowest point of the roof structure where it meets the external walls, as this could cause problems with condensation. The cavity walls do not appear to have any form of insulation within the cavity. You are advised to improve the thermal efficiency of the building by retrofitting cavity wall insulation in accordance with best practice.

J2 Heating

The boiler is fairly dated, although it was difficult to inspect. Greater efficiencies can normally be achieved with modern units. Further investigation is therefore warranted.

J3 Lighting

Light bulbs within the property should all be upgraded to modern LED equivalents, which use significantly less energy than halogen or incandescent bulbs. It should be noted that IP or ingress protection rated lights are required in bathroom or external settings. You are also advised to install modern heat shielding on recessed downlighters, particularly where insulation is present above. Unshielded downlighters can be a fire hazard, particularly where hotter halogen bulbs are installed.

J4 Ventilation

Adequate

J5 General

K

Surveyor's declaration

K

Surveyor's declaration

Surveyor's RICS number

1219822

Qualifications

BA (Hons), PG Dip Surv, Dip NEBOSH MRICS

Company

The Hopps Partnership

Address

The Hopps Partnership, Second Floor 34 - 40 High Street, Wanstead, London, E11 2RJ

Phone number

020 8502 6323

Email

surveyors@thehoppspartnership.co.uk

Website

www.thehoppspartnership.co.uk

Property address

122 Kidmore Road, Caversham Heights, Reading, Berkshire RG4 7NB

Client's name

[REDACTED]

Date the report was produced

14th March 2022

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

Signature

[REDACTED]

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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 their quotations in writing.

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

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they 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 such materials have been used, the surveyor must report this and ask for further instructions.

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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 Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

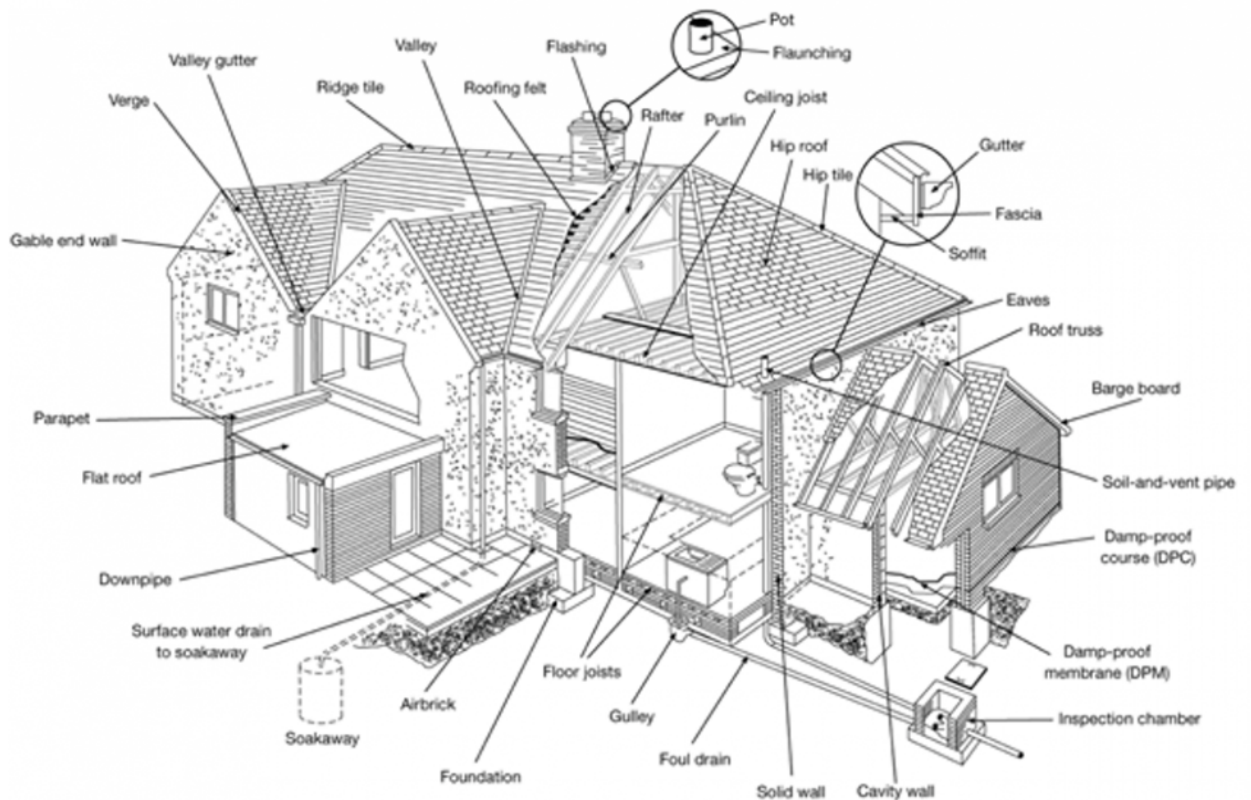
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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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.

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