

LEVEL 2

# Your survey report

**Property address**

10 Moreton Bay Apartments, 82  
Southend Arterial Road, Romford,  
RM2 6PN

**Client's name**

Mrs Test

**Consultation Date**

1st March 2023

**Inspection Date**

1st March 2023

**Surveyor's RICS number**

1109966

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# A

## About the inspection and report

This RICS Home Survey – Level 2 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 inspection and report

### As agreed, this report will contain the following:

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

### About the report

#### We aim to give you professional advice to:

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

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

### About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 23rd June 2022 for a full list of exclusions.

## About the inspection

**Surveyor's name**

Neil Heyes MRICS, VRS, BSc (Hons)

**Surveyor's RICS number**

1109966

**Company name**

Dunham Hale Chartered Surveyors

**Date of the inspection**

29th June 2022

**Report reference number**

221038

**Related party disclosure**

This Home Survey Level 2 Report has been prepared per the Description of Service at the back of this report. It is pointed out that this is a basic, introductory survey report on the property and is not a schedule of condition, nor does it contain a high level of detail like a Home Survey Level 3 report does. The report does not list every cosmetic or minor defect. It is a report intended to give a general opinion regarding the property's condition on more serious matters and enable you to plan for future maintenance. This report does not contain repair cost guidance.

Most clients find it helpful first to read Section B - Overall Opinion & Condition Ratings to gain a 'general overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Before a legal commitment to purchase, you should conclude any further investigations recommended within the whole report, act upon them and obtain reports on them. You should then obtain estimates for any repairs advised by third party specialists or by ourselves within this report so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

No formal enquiries have been made with the Statutory Authorities or investigations made to verify information about the tenure and existence of any rights of way, boundary positions, covenants or easements.

Where past works have been carried out, the surveyor cannot warrant that this has been carried out in compliance with requirements. These include the manufacturers' recommendations' British Standards and Codes of Practice, Agreement Certificates and statutory legislation, such as Building Regulations and the Town & Country Planning Act. Your legal adviser should provide further advice in this regard.

We confirm that we know nothing about the history of this property. To the best of our knowledge, we have had no involvement with the subject property owner or any connected party in this or any other matter. Therefore, as far as we are aware, we consider that no conflict of interest arises, as defined in the RICS Valuation Standards (if applicable) and RICS Rules of Conduct. We, therefore, consider that the named surveyor undertaking this survey and report can act independently. If you know of any conflict of interest

with ourselves or the named surveyor in this report, we strongly advise you to inform us as soon as possible.

This report is for the private and confidential use of the client for whom the report has been undertaken and shall not be reproduced in whole or in any part relied upon by any third party for any use without the express written authority of the author Dunham Hale Chartered Surveyors. We refer you to our Terms and Conditions provided when you instructed us, as you should read those in conjunction with this report.

**Full address and postcode of the property**

10 Moreton Bay Apartments, 82 Southend Arterial Road, Romford, RM2 6PN

**Weather conditions when the inspection took place**

During the inspection, it was overcast with low light, still (not windy) and dry (meaning we could not test rainwater goods).

**Status of the property when the inspection took place**

During the inspection, the property was occupied and furnished. All floors had coverings fitted, none of which could be lifted.

These limitations restricted a complete and detailed inspection of some areas and elements of the property. We cannot comment or accept liability for areas/defects concealed.

All fitted and built-in cupboards or wardrobes, including the under-stairs space, contained items preventing a complete, full inspection of these areas. We could only undertake a 'head-in' inspection, this being a limited form of inspection. We cannot comment or accept liability for areas/defects concealed.

# B

## Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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

### **Important note**

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

# B

## Condition ratings

### Overall opinion of the property

We can report that the property is considered a reasonable proposition for purchase if you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported and have obtained further advice on areas where we have advised investigations.

Such repairs/improvements/investigations are relatively common in this age and type properties. If the necessary works are carried out to a satisfactory standard, we can see no reason for any particular difficulty on resale.

#### FOR SERVICES:

If we have presented Condition 3 Ratings for services, these are typically advisory, and you should satisfy yourself that they are in good working order. We would advise that you request up-to-date service records from the vendor, especially on heating, hot water and electrical installations. This due diligence is to ensure your safety from the start of occupancy. If you intend to refurbish the property, there remains a risk for anyone entering the property, and you have a duty of care to mitigate any potential hazards.

# B

## Condition ratings

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



### Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
H3 Other	Lease and all associated documentation, including section 20 notices and minutes of managing agents/leaseholder's committee meetings.	No
H1 Regulation	Title deeds (please see section H3). Lease and all associated documentation, including section 20 notices and minutes of managing agents/leaseholder's committee meetings.	No
F1 Electricity	Electrical Installation Condition Report (EICR).	No
F2 Gas/oil	Gas Safety Certificate.	No
F3/F4	Heating & hot water installation servicing documents & records.	No



### Elements that require urgent attention

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

Element no.	Element name
F1	Electricity



### 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
F2	Gas/oil
F4	Heating
F5	Water heating

**1**
**Elements with no current issues**

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

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D9	Other
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F3	Water

**NI**
**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
D2	Roof coverings
F6	Drainage

# 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 single-level purpose-built 1 bedroom flat.

### Approximate year the property was built

We don't know the exact date of construction, but our approximate estimate of this is post 2020.

### Approximate year the property was extended

The property has not been extended.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

We have not been provided with a copy of the lease, so we assume that the demised premise consists of the flat only. We are also unaware of the lease term and how many years remain on the lease term.

We also assume that the property is sold leasehold with a service charge paid to a management company or a split maintenance agreement with leaseholders of neighbouring flats. This charge can be levied monthly, quarterly, or annually. It usually covers cleaning, exterior repairs, management, maintaining common grounds and property and building insurance etc. These enquiries should all be confirmed with your legal advisors before exchanging contracts, so you know the costs before proceeding.

There will typically be a sum of money payable annually in the form of a service charge and ground rent, which can vary depending on the property's type, age, condition, need for work, and form and type of management adopted by the freeholder (or freeholders). We would advise you to discuss all these potential obligations with your legal advisors, who should be able to provide you with a copy of the lease and that you are fully aware of the rights and responsibilities contained within.

Purchasing an effectively managed leasehold property is common, and a well-written lease can provide a good home and a secure investment. You are recommended to discuss the ownership of this property and all of its implications with your legal adviser.

### Construction

The building is of a concrete frame structure utilising masonry, render, and metal external wall systems to form the external facade of the building. We are unable to confirm the roof covering considering this was not visible during our inspection but have been advised this is of a sedum roof finish. The floors however are believed to be of solid concrete.

**Accommodation**

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

## C

## Energy efficiency

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

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

### Energy efficiency rating

B(88) 2031

### Issues relating to the energy efficiency rating

None to consider, although please note that testing and recommendations related to energy efficiency fall outside this survey's scope. Should you have concerns regarding the property's energy efficiency, it may be worthwhile to commission an Energy Audit that will consider insulation, materials efficiency, airtightness, energy consumption and the efficiency of fittings, utility, and other systems.

### 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)

The property is heated via an underfloor 'wet' system.

### Other energy matters

There are no other energy matters to consider.

# C

## Location and facilities

### Grounds

The property is Leasehold and has gardens, pavings and other shared external areas and elements. Common and shared grounds will form part of the service agreement and are subject to the same maintenance and repair arrangements as the actual building's external walls and communal areas. Typically communal management and maintenance programmes include landscaping (lawns and shrubbery), external lighting, site walls, fencing and paved area cleaning and maintenance. We suggest you check this with legal advisors.

### Location

The property is in an urban built-up area with established residential properties of generally similar ages and characteristics.

### Facilities

The property is situated conveniently for access to local amenities and facilities, including retail, education, leisure and recreation.

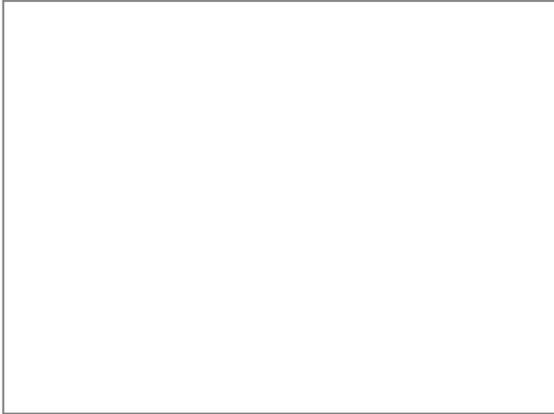
### Local environment

We have checked the Environment Agency flood risk website, which categorises the risk of flooding to a property. There are three possible severity ratings, categorised as Zone 1 (low risk), Zone 2 (moderate risk) & Zone 3 (high risk). In this case, we advise that the property is within flood Zone 1, denoting low risk - based solely on the Environment Agency's flood risk website.

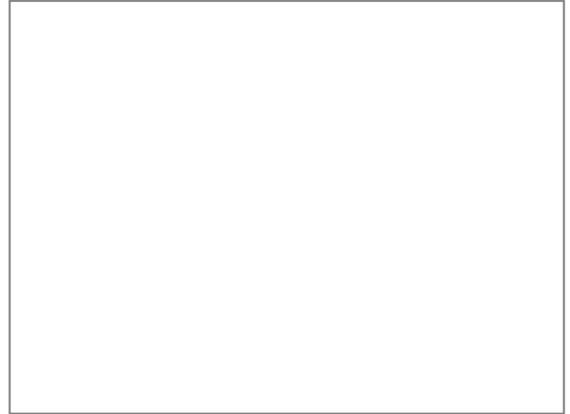
The property is within a location at risk of subsidence through shrinkable clay sub-soils. We advise that you ensure your property has a comprehensive buildings insurance policy in place and remains insured with cover for subsidence, heave and landslip. You should also ensure that there have been no past claims or insurance problems.

We recommend your legal advisor clarifies whether the property is in a Conservation Area, or that containing an Article 4 Direction as this information was not readily available on the council's web platform.

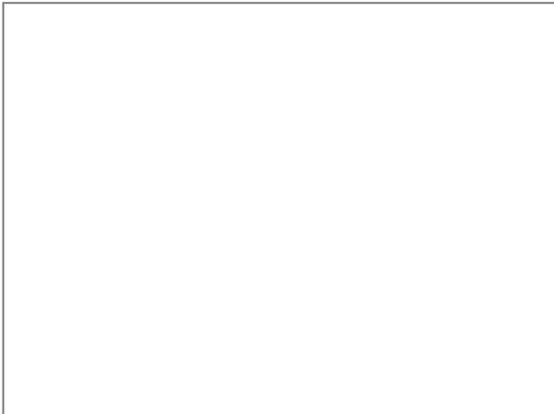
We also noticed significant noise pollution due to the dual carriageway located directly opposite. We assume this has been factored into your purchase prior to making an offer.



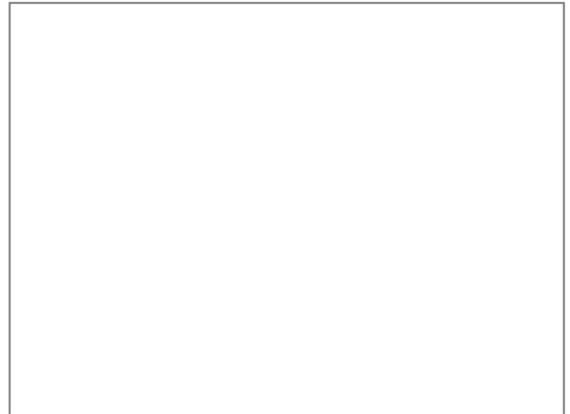
*Photo - 2*



*Photo - 3*



*Photo - 4*



*Photo - 5*

# D

## Outside the property

## D

## Full detail of elements inspected

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other severe defects. Please note that the property is inspected visually only, and no elements are disturbed in the process or removed.

If we have stated in Section B that the weather was dry during the inspection, we can't advise that rainwater joints, roof junctions, chimney stacks and flashings, etc., are watertight. We cannot inspect behind chimney stacks or roof areas hidden from view or flat roof coverings that are not readily visible from either ground level, a nearby accessible building, or elevated windows. We cannot gain access to roof areas over 3m in height, and if we feel these require further inspection, we will advise obtaining access.

We have prepared this report regarding the building's age and type. The property is not new but rather is 'pre-owned'; therefore, you should not expect the condition of the structure and fabric to be 'as new'. Due regard has to be given to natural deterioration, both due to the elements (weather) and usage (wear and tear). We noted some 'wear and tear' to various parts of the property during the inspection.

Defects could arise between the date of the survey and the date upon which you take occupation. For example, an inspection during summer, for example, may not reveal if leaks are present or dampness is evident but may present itself in the winter.

You should appreciate that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner and you do not carry out further investigations or have them treated when advised to do so.

This report only deals with and reports on significant defects that are readily apparent from a visual inspection. Cosmetic, minor decorative or minor repairs, typically due during general maintenance redecorations, are not reported.

We have not exposed the property's foundations and, without doing so, cannot accept liability for the risk of unseen inadequacies and defects. Should any above-ground damage or observation leads us to consider or suspect that the foundations may be inadequate or defective, then within this report, we will recommend that the foundations are opened-up and further investigations are undertaken.

We have not carried out any geological surveys or site investigations. We cannot confirm the nature or characteristics of the soil, fill, and substrate regarding bearing capacity, stability or possible contamination. Standard legal searches should identify the site's past use, and if instructed, we can advise further.



### D1 Chimney stacks

There are no chimney stacks at this property for us to consider.



## D2 Roof Coverings

We could not view the roof coverings as access is restricted, nor were the coverings visible from ground level.

NI

Roofs coverings, flashings and trims are maintained and repaired under the service agreement. You should discuss and confirm this with your legal advisors on whether you have any liabilities for repairs, most commonly with these types of buildings, especially purpose-built apartment blocks. The management company (the company you pay your service charge to) will carry out all repairs on behalf of the property owners. Any planned, future or necessary repairs may increase the service charge or trigger a special assessment, and part of these costs are likely to be your responsibility.

## D3 Rainwater pipes and gutters

Rainwater pipes are aluminium where visible and were noted to be in satisfactory condition.

1

Rainwater goods, associated flashings and connections will most likely be maintained and repaired under the service agreement. You should discuss and confirm with your legal advisors whether you have any liabilities for repairs. Most commonly, with these types of buildings, especially purpose-built apartment blocks, the management company (the company you pay your service charge to) will carry out all repairs on behalf of the owners of the property, and these charges will be charged back to you as an individual flat owner.

Condition rating 1. No repair is currently needed. The property will still require standard, routine periodic maintenance.

## D4 Main walls

The building is of concrete frame utilising external wall systems of masonry and metal rain-screen cladding.

1

All elevations of the main premises were in satisfactory structural condition with no evidence of any ongoing structural movement. We also found the alignment of the walls to be in a satisfactory condition, with no significant evidence of undulation in either their horizontal or vertical alignment.

The brickwork, render and metal cladding panels were generally free from defects although these may develop issues over time such as minor hairline cracks, weathered mortar joints and corrosion. These elements will still require maintenance in line with the manufacturers recommendations which the freeholder/managing agent should adhere to.

Please however see section H1 with respect to the external wall systems.

External walls, render, and cladding finishes should be maintained and repaired by the freeholder or managing agent under the lease terms. You should discuss and confirm with your legal advisors the type and nature of management and your liabilities for repair and other costs under any such arrangement. The freeholder or managing agent can also provide details of any known issues and those already scheduled to be undertaken.

Condition rating 1. No repair is currently needed, but you must maintain the property in a normal, prudent manner.

## D5 Windows

Windows are double-glazed set within aluminium frames.

1

We found the window frames to be in serviceable condition. As long as you ensure that all windows are cleaned appropriately (including the frames), maintained and hinges and mechanisms, lubricated and serviced regularly, we consider the windows to have a healthy lifespan. Seals around the periphery of window frames, where these meet the openings, were also reasonable, although periodically, these will need to be resealed. We recommend that you carry out annual and ongoing maintenance and monitoring. We also found glazing to be in reasonable condition.

In some instances, windows within the flat's demise will be the homeowner's responsibility (Leaseholder/shared freeholder). However, the window frames, glazing and mastic sealants may well be maintained and repaired under the service agreement or be jointly maintained via a freehold agreement. You should discuss and confirm this with your legal advisors on whether you have any liabilities for repairs, most commonly with these types of buildings, especially purpose-built apartment blocks, the management company (the company you pay your service charge to) will carry out all repairs on behalf of owners of the property or the costs will be split between freeholders as noted in the freehold agreement.

Condition rating 1. No repair is currently needed. The property must be maintained as standard.

## D6 Outside doors (including patio doors)

The external doors to the property comprise timber and aluminium framed doors, of which the rear leading onto the balcony contains double glazing.

1

We noted the door frames and glazing to be serviceable and good condition. You should nevertheless ensure that all doors are maintained, lubricated and cleaned regularly, and it would be wise to undertake ongoing monitoring, upkeep and maintenance.

Condition rating 1. No repair is currently needed. The property must be maintained as standard.

## D7 Conservatory and porches

There are no conservatories or porches for us to consider.



## D8 Other joinery and finishes

Wall systems have been discussed in section D4.



## D9 Other

There is a balcony accessed off the living room. We believe this is steel framed with the floor finished with composite decking boards. We noted no immediate concerns with the finishes here but would recommend you review section H1 for related commentary.

1

Condition rating 1. No repair is currently needed. We recommend that you maintain the property in the usual way.

# E

## Inside the property

## Inside the property

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other serious defects. Please Note: The inspection is visual-only, and we will undertake no destructive inspections.

We could not access beneath the floorboards, wall plates, roof timbers, behind walls (both stud work, partitions or cavities) to inspect these areas and therefore can only make general comments based on connecting and visual components. Each room has been inspected in detail, and where we took possible damp meter readings, although we did not move heavy or delicate furniture. Floor coverings or other floor finishes have not been raised, and we will not undertake this. Infestations or defects may be present or may subsequently arise when these parts of the property are later exposed.

We have not inspected the low sections of the roof voids nor gained access to lofts that are not securely boarded and deemed unsafe for the surveyor carrying out this inspection. We will access lofts that are secured and fully or partially boarded if we deem this safe and they are free from store goods or debris, which may cause trip hazards. Walking on ceiling joists in roof spaces will not be permitted as this is deemed unsafe and with a high risk of slip and trips in poorly lighted conditions. If the loft hatch is small, the surveyor will only gain access if it is safe to do so and will not 'squeeze' through this hatch at the risk of injury. A heads-up inspection may be possible, but this will be limited and restricted. We will make comments in the report on this basis.

We have not inspected wall cavities, floor or ceiling voids unless readily and safely available access. We will only access basements if we deem them safe and free from hazards. The surveyor will make these decisions during his inspection, and where he deems he cannot inspect certain areas or elements, they will note that within the relevant section. One example is standing water in basements or debris in any room the surveyor deems unsafe. Where we couldn't inspect such areas, for safety reasons, we did make a cursory look down a staircase or into a room, where possible. The surveyor endeavoured to inspect where it was reasonably possible to safely.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported, and cosmetic or minor defects associated with redecorations are not commented upon unless they are deemed to have a bearing on other connecting components.



### E1 Roof structure

We have not inspected the roof structure and components as it was impractical, not being visible or accessible. We, therefore, cannot provide analysis or opinion on the design and condition of these areas.



The roof structure and associated components will likely be maintained and repaired under the service agreement. You should discuss and confirm this with your legal advisors on whether you have any liabilities for repairs, most commonly with these types of buildings, especially purpose-built apartment blocks. The management company (the company you pay your service charge to) will carry out all repairs on behalf of the property owners.

## E2 Ceilings

Generally, ceilings throughout the property consist of modern plasterboard finished with emulsion paint finishes and appeared to be in generally good condition. Minor cracks often occur at the joins between sheets of the plasterboard or where the plasterboard meets the walls. Whilst we did not notice signs of this at present, should they occur, decorative filling and redecoration are all that is usually required. These are cosmetic and part of age-related shrinkage movement.

1

However, considering this is of a new build, we recommend you highlight the matter within the timeframe agreed with the developer should this occur.

Condition rating 1. No repair is currently needed, and the property will need to be maintained in a standard manner.

## E3 Walls and partitions

Internal walls throughout the property are finished in plaster over steel-framed plasterboard walls. The main structural concrete frame provides lateral rigidity to the building. The partitions provide divisional frames for each room of the property.

1

No obvious, major or ongoing signs of movement were noted, with no significant evidence of cracking or undulation in their horizontal or vertical alignment. Where non-structural shrinkage cracking is noted, we recommend this is brought to the vendor's attention asap within the timeframe advised.

Walls were reasonably even, and level and door openings were considered reasonably square with minimal signs of twisting to frames. All doors fitted reasonably well into their respective frames, and handles were reasonably close-fitting. Internal surfaces are plastered which were considered serviceable.

Condition rating 1. No repair is currently needed, and you must maintain the property normally.

## E4 Floors

We believe the property is concrete framed, and as such, the floors are of solid concrete.

1

We inspected all accessible areas of the floors. The solid floors were noted as being reasonably level, and we noted no evidence of depression or lifting.

Notwithstanding the above, overall, we noted some minor unevenness to most floor surfaces, which are not perfectly level, but this is within reasonable tolerances and does not appear to be of structural significance or require any work. It is to be expected that in most properties, even those of recent construction, there will be some sections of the floors that will have some minor undulation, sloping or are uneven and not fully level. This minor unevenness is in line with wear and methods of construction adopted at the time of being installed.

Condition rating 1. No repair is currently needed, and you must maintain the property the usual, prudent way.

## E5 Fireplaces, chimney breasts and flues

There are no chimney breasts or fireplaces at the property to consider.



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

The kitchen fittings are a mixture of units, worktop and door/drawer fascias.

1

The kitchen fittings were generally satisfactory and adequately maintained although subject to general wear and tear. All seals to kitchen fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.

### E7 Woodwork (for example, staircase joinery)

The woodwork of the property comprises timber doors, skirting and architraves. These were noted to be in satisfactory condition with internal doors to habitable rooms containing evidence of being fire rated.

1

Please note, you should ensure you do not tamper or alter the ironmongery on doors etc. as this would have come tested (to resist fire for a specified time) as part of the door set.

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.

### E8 Bathroom fittings

This report advises on the condition of bathroom fittings as seen visually but does not test services, bathroom fittings or appliances.

1

The bathroom fittings consist of a bathtub with shower mixer, wash hand basin and toilet.

The sanitary fittings appear in acceptable condition. You should maintain and keep all seals in good condition to prevent water ingress and leaks from causing damage to other parts of the property.

We saw no evidence of condensation dampness within the property (with it being a new build). However, condensation is an issue in all properties. It can be caused and contributed to by various factors and ambient sources, including kitchens and bathrooms, any open, uncovered water (such as disused water tanks), and people's presence through respiration and evaporation. To mitigate the likelihood, risk, and severity of condensation, we recommend maintaining good, free-flowing ventilation whilst ensuring adequate and constant heating.

We have run taps and the shower mixer, and a flush of the WC. We can advise all are working, and no associated waste pipe leaks were noted during this exercise. However, this is a basic on/off test and does not guarantee that leaks are not present. Continued use may only later reveal leaks, and you should be aware of these risks when buying the property.

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.

### E9 Other

Please note, whilst we do not review services and white goods (cookers, fridge etc.), you should ensure these all operate and issues are highlighted within your snagging period. The owner's



handbook is left within the drawer depicted. You should review all elements to ensure you know how to operate the services and test for any issues I.e. ventilation to the bathroom.

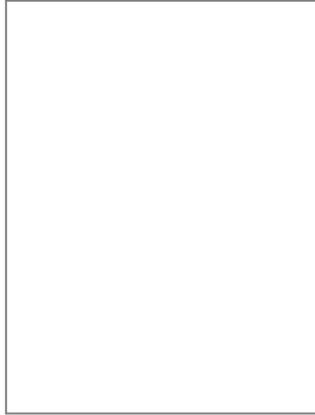
On that note, we noticed very minor issues which we highlight for your consideration to bring to the attention of the vendor:

- Staining, dust, and damage (now filled) to kitchen cabinetry.
- Separation of joinery to window cills within the living room and bedroom (which is normal).
- Paint/caulk on flooring within the living room, corridor and service cupboard in isolated instances.
- Poor application of caulk to corridor skirting board joint between architrave of the living room door.
- Mastic coming away from the window frame in the bedroom.
- The bottom door rail in the living room hasn't had mastic applied, with a section coming away above.
- Mastic coming away from the window frame to the living room to the bottom and right-hand side top.
- Caulk required to skirting board within boiler cupboard.
- Missed paint to the wall within the boiler cupboard.
- Kitchen lights are operational from the light switch on the external-facing wall only despite the '2-way' switch plate here and near the living room door.
- The service cupboard light does not appear to turn off although the sales agent advised this to be on a timer.

We found no other matters concerning the exterior that require our comment. We inspected the property during the day, and at our inspection, we noted no significant sound from adjacent properties. Bearing in mind the property's age, it is likely that it has reasonable sound insulation between it and adjacent properties. However, we have not seen the design and construction specification and cannot adequately confirm this. Therefore it is possible, dependent upon the neighbours' lifestyles, that you may encounter that sound transmission during your occupation of the property and which in the extreme could affect your quiet enjoyment.

We strongly advise that before the exchange of contracts you should return to the property on several occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and how they use and occupy their property will produce excessive levels of sound transmission which could affect your quiet enjoyment, such that, if known to you before purchasing, would lead you to reconsider your purchase proposal. We recommend that formal legal inquiries be made of the Vendor to determine whether they have encountered any previous problems with noisy neighbours or indeed there have been any other disputes during the period of their ownership. We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property. We would, however, recommend that your Legal Adviser makes formal enquiries of the Local Authority before purchasing to determine whether there is any recorded evidence of noise pollution within the area, which, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your Legal Adviser should determine whether there are any proposals for adjacent development or alteration to

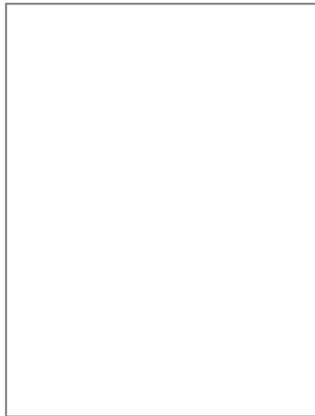
transport facilities (road, rail and air) that could adversely influence your quiet enjoyment of the property.



*Photo - 6*



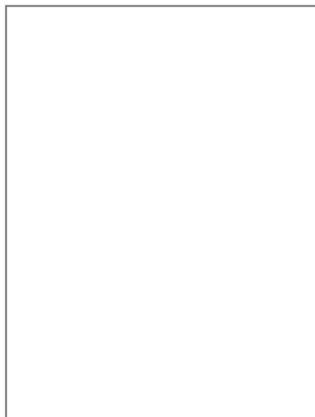
*Photo - 7*



*Photo - 8*



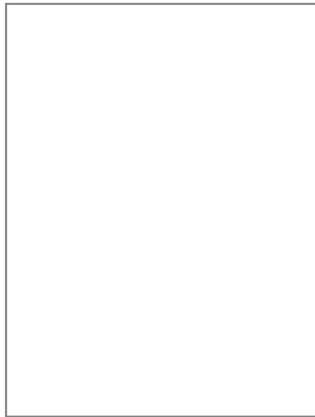
*Photo - 9*



*Photo - 10*



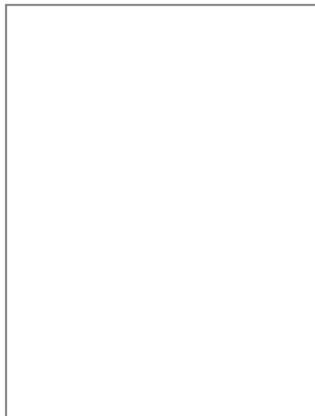
*Photo - 11*



*Photo - 12*



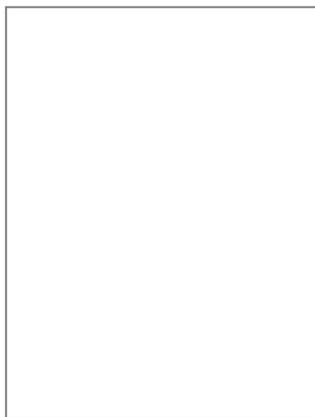
*Photo - 13*



*Photo - 14*



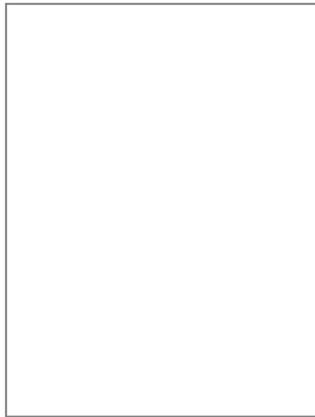
*Photo - 15*



*Photo - 16*



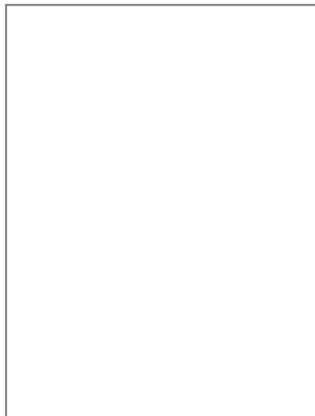
*Photo - 17*



*Photo - 18*



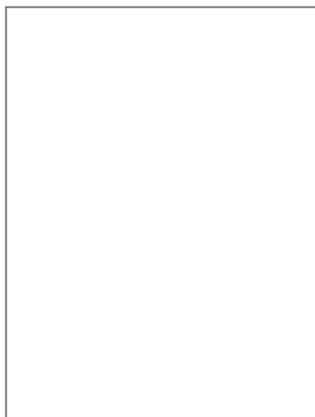
*Photo - 19*



*Photo - 20*



*Photo - 21*



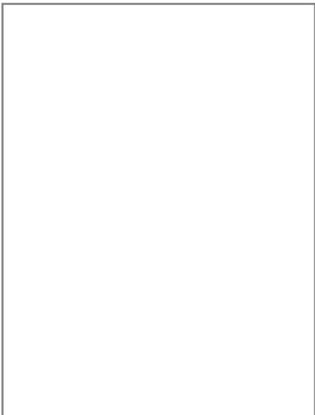
*Photo - 22*



*Photo - 23*



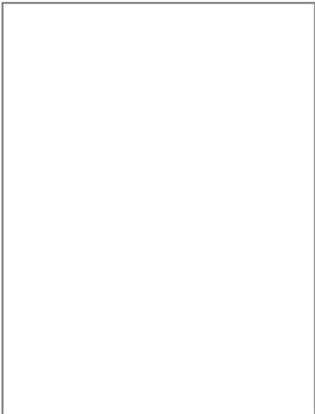
*Photo - 24*



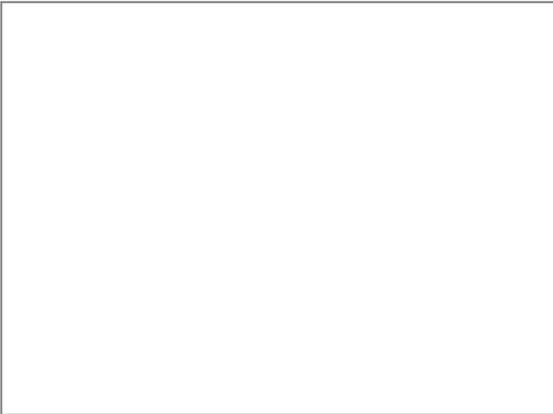
*Photo - 25*



*Photo - 26*



*Photo - 27*



*Photo - 28*

# 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.

## Services

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other serious defects. Please Note: The inspection is visual-only, and we will undertake no destructive inspections.

We could not access beneath the floorboards, wall plates, roof timbers, behind walls (both stud work, partitions or cavities) to inspect these areas and therefore can only make general comments based on connecting and visual components. Each room has been inspected in detail, with damp meter readings taken where possible, without moving furniture. Floor coverings or other floor finishes have not been raised, and we will not undertake this. Infestations or defects may be present or may subsequently arise when these parts of the property are later exposed.

We have not inspected the low sections of the roof voids nor gained access to lofts that are not securely boarded and deemed unsafe for the surveyor carrying out this inspection. We will access lofts that are secured and fully or partially boarded if we deem this safe and they are free from store goods or debris, which may cause trip hazards. Walking on ceiling joists in roof spaces will not be permitted as this is deemed unsafe and with a high risk of slip and trip in poorly lighted conditions. If the loft hatch is small, the surveyor will only gain access if it is safe to do so and will not 'squeeze' through this hatch at the risk of injury. A heads-up inspection may be possible, but this will be limited and restricted. We will make comments in the report on this basis.

We have not inspected wall cavities floor or ceiling voids unless readily and safely available access. We will only access basements if we deem them safe and free from hazards. The surveyor will make these decisions during his inspection, and where he deems he cannot inspect certain areas or elements, they will note that within the relevant section. One example is standing water in basements or debris to any room the surveyor deems unsafe. We will not inspect these areas for safety reasons, but where possible, a peek down a staircase or into a room may be possible. The surveyor will endeavour to inspect where it is reasonably possible to do so in a safe manner.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported, and cosmetic or minor defects associated with redecorations are not commented upon unless they are deemed to have a bearing on other connecting components.



### 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 property is connected to the mains electricity supply with the meter, incoming main and consumer unit located to the hallway utility cupboard. Where visible, the installation comprises uPVC wiring with various sockets and switches. The light fittings are of pendants and down lighting.

3

We noted the consumer unit to have no visual defects from our visual-only inspection. We noted the electrical sockets, switches (accessible) and light fixtures and fittings to be in satisfactory visual

condition.

**IMPORTANT NOTE;**

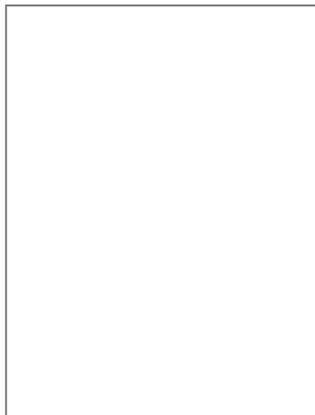
It is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a full electrical condition test, which covers matters relating to resistance, impedance and current. Indeed, the Institute of Electrical Engineers (IEE) recommends that installations be tested on a change of ownership and, or every ten years (or five years for Landlords with tenanted property), whichever comes first.

The electrical installation should be connected to an earth cable. We cannot confirm that all of the earthing is present and correctly connected - for example to the plumbing system and that none of these is 'live'. The electrician should be asked to ensure the property and everything within it is correctly 'earthed', has the correct necessary circuit breakers and residual current devices (RCDs) fitted and that these are functioning correctly. These are essential safety measures intended to trip the power supply in the event of a fault, to prevent electrocution and the risk of fire if any appliances are faulty.

Although we recorded no visual areas of concern for electrical installation, you should obtain certification confirming the installation has been undertaken in accordance with building regulations.

Condition rating 3. Although we observed no visual areas of concern to electrical installation, a qualified electrician should undertake a precautionary inspection to ensure that the system is safe, fully up-to-date and complies with current BS7671:2018 (IEE 18th Edition) regulations. You are recommended to arrange for testing to be carried out now, before any legal commitment to purchase or exchange contracts.

We recommend you follow this up by obtaining estimates from approved electrical (and any associated) contractors before exchanging contracts so that you have an informed idea of the full extent of the works and the costs involved.



*Photo - 29*

## 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.

The property is connected to the mains gas, which has an incoming pipe from outside and connects to a gas meter also located outside. We inspected the pipework internally and noted no odour from the meter or adjoining pipework.

2

You should arrange for the gas Appliances to be checked periodically (usually annually) to ensure they are adequately ventilated, safe, fully serviceable and efficient. A Gas Safe registered engineer must carry all gas servicing and installation works and be issued with a certificate upon completion. You should request sight of service documents, warranties and certificates from the vendor, but these should be recent within the last two years. If unavailable, we advise you to ask the vendor to provide new ones or instruct them yourself. You should ensure that you obtain copies of full certification or instruct an inspection before exchanging contracts so you have peace of mind that the installations are safe. All certification should be carried out by a competent person with a 'Gas Safe' registered licence.

Condition rating 2. You should obtain the gas safe certificate for your records.

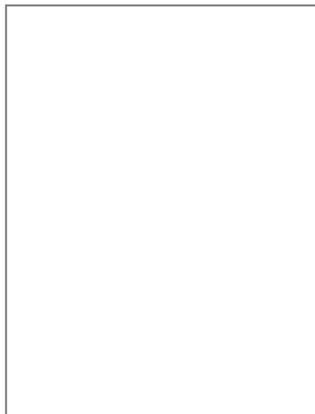


Photo - 30

## F3 Water

The internal water system, which serves the sinks, baths, showers, and other outlets, comprises different materials, including metal and plastic pipes, which increases the risk of leaks. We found no immediate concerns with water leaks to the system. We tested all taps shower mixers and flushed the WC's to check if the cistern feeds leaked.

1

Condition rating 1. We did not identify the need for any current repairs.

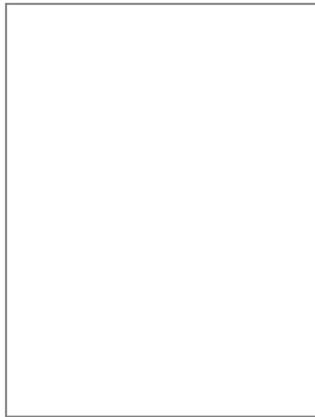


Photo - 31

#### F4 Heating

The underfloor heating is a wet system with pipes below the floor structure. We have not inspected the pipework as it is buried below the floor. However, as part of your due diligence, it maybe worth asking the vendor to engage a specialist to confirm it isn't leaking by way of a pressure test at the manifold. If the system is leaking, the floor may need to be removed to resolve the leak and this can be expensive to repair.

2

Condition rating 2. You should request confirmation that the system has been tested for leaks and general operation.

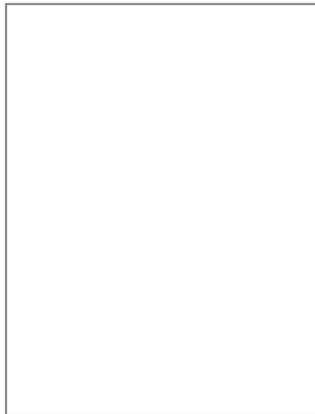


Photo - 32

#### F5 Water heating

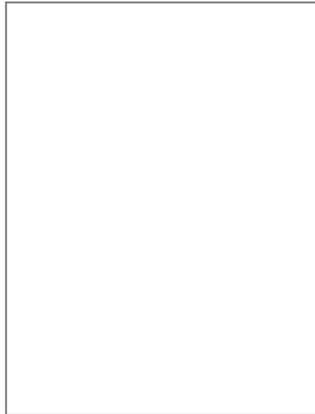
Heating to the property is provided by a gas-fired boiler located in the living room cupboard.

2

It is widely recognised that most gas-fired boilers have a life expectancy of 10-15 years if serviced regularly. This isn't a certainty as some can last less or even more and are general guidelines and will largely be determined by maintenance, usage and capacity. However, it must be considered that older boilers become less efficient with age and therefore should be budgeted for replacement. This is of course subject to regular assessments by qualified specialists. Boiler manufacturers

generally make continual improvements to their appliances and by changing your boiler every 10 to 15 years, you will provide the property with better efficiency and a more economical heating system.

Condition rating 2. You should retain a copy of the boiler installation for your records (which was noted to be within the homeowner's pack).



*Photo - 33*

## F6 Drainage

We have not inspected below-ground drainage as it is impractical to do so without the need for a CCTV inspection being carried out. Inspecting manhole shafts does not confirm if there are leaks to hidden pipes or joints, nor does the lack of flow confirm the drainage system is adequate. A CCTV survey is the only way to confirm this.

NI

We advise that given the age of the property (normally since 1980) the drainage system will be a modern uPVC piped system and that it will more than likely be free from the defects of older clay-type piped systems. We advise that any new insurance policy taken out by the managing agents has cover for accidental damage to drains as any future repairs would likely be covered under the policy.

## F7 Common services

In converted or adjoining properties high levels of sound transmission caused by services from one unit to another may cause disturbance. Such items include, water pipes when flowing during showering, waste pipes draining, toilets flushing and pipes whoosing when toilets are flushed.

It should be noted that adjoining properties may not have been occupied during our inspection and we therefore cannot comment on the efficiency or otherwise of any sound reduction material that may have been incorporated between the various parts of the structure.

We advise that you arrange to visit the property during occupied hours, such as weekends or evenings to see what these may be (if any) and whether it may affect your day to day occupation of the property.

# G

## **Grounds (including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

We have only undertaken a visual inspection of the external grounds and cannot comment on hidden areas that are not readily visible. We have not lifted paving slabs, decking boards, driveways or manhole covers. Fences have been inspected, where access permits and is not restricted by vegetation, outbuildings, stored goods or garages. We have not pruned back vegetation to gain access to hidden areas and can only make assumptions of hidden areas based on the areas that are readily visible.

If the garden is overgrown, we will not inspect the areas of the grounds or garden that are not accessible.

We have not carried out intrusive or destructive inspections of outbuildings, garages, fences, walls or boundaries. Where inspections of garages and outbuildings take place, we can only inspect where each element is readily visible. We will not move garage equipment, hanging ladders, storage, tools or machinery.

If vehicles are in garages and the vendor has not moved them, we can only inspect the areas visible and accessible. We will not access any outbuilding or garage where we deem it to be unsafe. Where inspection pits are installed to the floor structure of older garages, we will only inspect above these and will not gain access to these inspection pits.

Garages, gardens, land and outbuildings pose health and safety risks, especially if they have not been maintained. The surveyor will make a judgment based on his/her own safety to inspect these parts of the property. The risk therefore must be accepted by the buyer that all areas are free from defects where elements of these structures are concealed from view. If further inspection is required, then a further visit by instruction will be required in agreement with all parties and additional fees will apply.

Invasive weeds, such as Japanese Knotweed and other types will be investigated but in some cases, these are not readily visible. We advise our surveyors to carry out a thorough inspection of the grounds but even with best endeavours, access to vegetation, especially when the grounds are overgrown are somewhat limited. The surveyor will advise this if full access is not possible.



### G1 Garage

There is no garage however the property does come with a parking space which your legal advisor should clarify.



### G2 Permanent outbuildings and other structures

There are no permanent outbuildings to consider for this property. Sheds and greenhouses are not considered in the scope of this report.



### G3 Other

None to consider.



# 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.

# H

## Issues for your legal advisers

### H1 Regulation

The building is under 18 metres and does not presently require an EWS1 Form. However, your mortgage lender may still insist on one being obtained.

You should clarify this matter with your lender prior to proceeding further.

### H2 Guarantees

The property should have an NHBC or similar warranty. Obtain or have transferred upon completion of the purchase any remaining guarantee or NHBC or similar scheme.

### H3 Other matters

The agent told me the property is leasehold and your attention is particularly drawn to our comments above in the section entitled "Information relevant to flats and maisonettes". Any significant variations should be referred back to me in case they would have an impact on the valuation given in Section J (if this has been instructed).



## 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

We cannot confirm whether the building has been constructed in accordance with regulations, specifically whether the external wall systems are satisfactory.

## I2 Risks to the grounds

Please see the local environment section above.

## I3 Risks to people

We noted no risks to people, on condition that all of the recommended precautionary safety tests in regards to the services are undertaken.

## I4 Other risks or hazards

We noted no other risks.

# J

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

1109966

**Qualifications**

MRICS, VRS, BSc (Hons)

**Company**

Dunham Hale Chartered Surveyors

**Address**

The Stables, 213 Ashley Road, Hale, Altrincham, WA15 9TB

**Phone number**

0161 7291876

**Email**

hello@dunhamhale.co.uk

**Website**

www.dunhamhale.co.uk

**Property address**

10 Moreton Bay Apartments, 82 Southend Arterial Road, Romford, RM2 6PN

**Client's name**

Mrs Test

**Date the report was produced**

3rd March 2023

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

**Signature**

# K

## What to do now

## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

### Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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



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



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

### The service

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

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

**The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:**

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

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

### The inspection

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

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

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

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

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

## Issues for legal advisers

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

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

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

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

## Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs

**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).

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

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

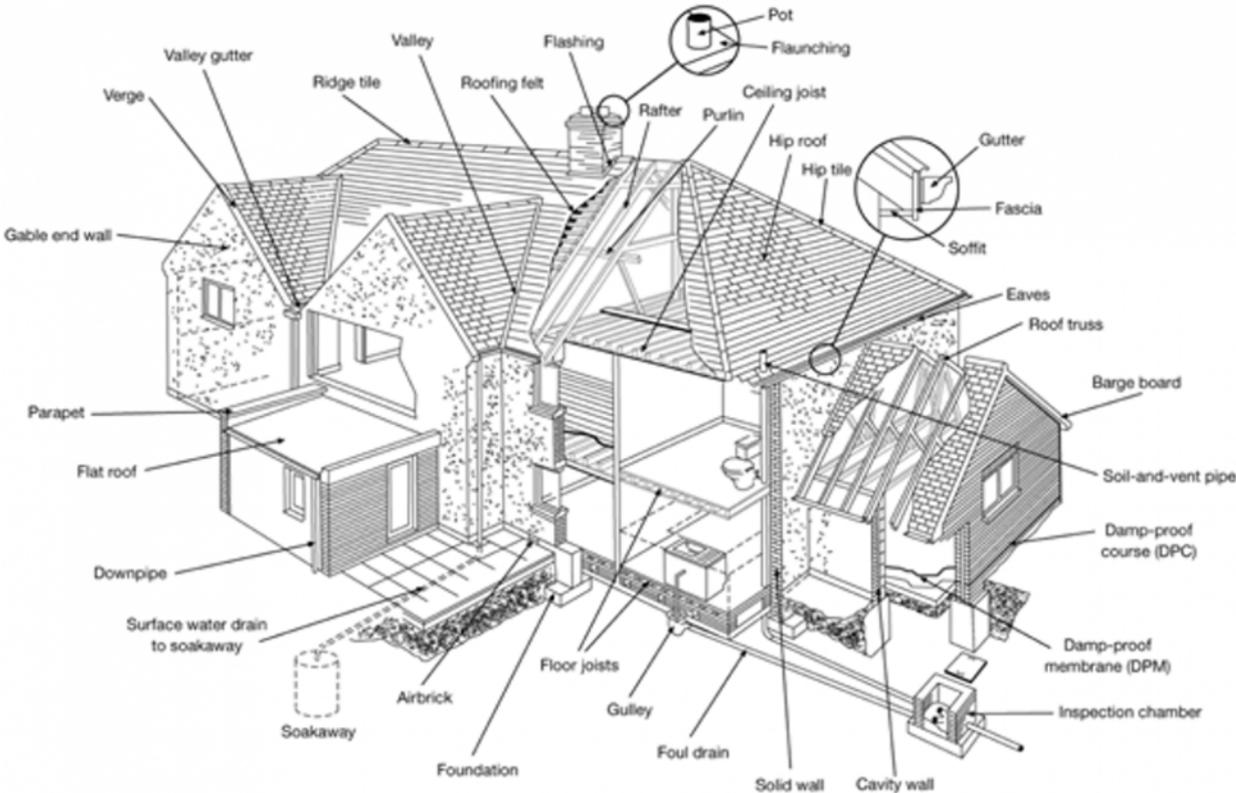
# M

## Typical house diagram

# M

## 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...

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.

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