

RICS
Building Survey

Property address	<input type="text" value="Sample"/>
Client's name	<input type="text" value="Sample"/>
Date of inspection	<input type="text" value="09 March 2018"/>

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* Please read the entire report in order.

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A

Introduction to the report

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

The Building Survey aims to help you:

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

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

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

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

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

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B

About the inspection

Surveyor's name	Craig Rennolds		
Surveyor's RICS number	0839992		
Company name	Craig Rennolds Surveyors		
Date of the inspection	09 March 2018	Report reference number	CR08032018095133
Related party disclosure	I am not aware of any conflict of interest.		
Full address and postcode of the property	Sample		
Weather conditions when the inspection took place	When we inspected the property, the weather was dry and this follows a period of changeable weather.		
The status of the property when the inspection took place	<p>The property was occupied and furnished at the time of inspection.No disruptive testing was undertaken.</p> <p>We have carried out a visual inspection, which is restricted to ground level and by the use of a 3 m surveyor's ladder.No part of the structure has been opened up, which is beyond the scope of this report.</p> <p>No building materials or obstacles were moved.</p> <p>Legal advisers to confirm planning/building regulations for all internal and external alterations. We can only comment on changes to the original property, which can be clearly distinguished from visual inspection. Extensions or building works, where walls have been removed, are to be confirmed by your legal advisers.</p> <p>No tests were undertaken to services to include central heating/hot water systems.</p> <p>We have described the property from Blank street, with left and right-hand elevations orientated accordingly, as if facing the front of the property.</p> <p>It has not been possible to determine whether materials which contain asbestos are present in the building. Asbestos is a natural mineral whose fibres have been used in thousands of building products. Asbestos fibres are a significant health hazard if inhaled. Fibres are not visible to the naked eye. Should you have any concern regarding asbestos, your legal adviser or agent may be able to help you to find a suitable specialist firm.</p> <p>Legal adviser should confirm rights and liabilities for any shared pathways, walls, garage areas, service road etc. We cannot comment on the condition of boundary walls if there is no access to neighbouring properties. Legal advisers to carry out searches, such as a</p>		
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About the inspection (continued)

mining search if the property is within a stone mining area and we recommend they also assess any risk of flooding.

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B About the inspection (continued)

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

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

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

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

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

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

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

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

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

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

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Overall assessment and summary of condition ratings

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

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

Our overall opinion of the property

The subject property is a Grade II listed Georgian terraced town house situated above the Royal Crescent and Circus. The property has been converted back to a single dwelling from 4 flats. We noted a planning application to this effect dated from 2007.

The purchase price of £1,450,000 is reasonable, providing you accept the costs of repairs needed. These are not unusual in a property of this age and construction. If repairs are carried out, there should be no problems on resale. I understand you had no particular concerns prior to inspection and required a detailed building survey of the fabric of the building and any defects that could be present. We noted you are paying under the asking price and recommend you seek quotes for the work required prior to exchange of contracts.

A general analysis of sold comparables in this area of Bath indicates the purchase price of £1,450,000 is a fair price and listed comparables are in a range of between £1,500,000 and £2,000,000. There are defects to this property which require repair (subject to listed building consents being sought) which should be budgeted for.

From a search of BANES planning portal I note a planning application was accepted for conversion from 4 flats to a single dwelling on 16/11/2007. Application reference: 07/03491/FUL.

Although the property was converted in 2007 some parts of the property are dated and in particular areas to both external and internal elements require repair or updating. Some historic settlement has occurred over the years with floors out of level and door frames slightly out of square. However no ongoing movement was noted. The movement is very pronounced the higher you go up the building, with the top floor doorways leaning from back to front, commensurate with differential settlement of foundations.

Externally, the main elements are in average condition overall. The roof, rainwater fittings and chimneys will need to be maintained in the normal way.

As discussed after the survey, there are current problems from:

- 1) There appears to be evidence with damp ingress from the parapet at the rear elevation roof and I recommend the timbers are carefully inspected for both wet rot and beetle attack.
- 2) The ashlar facings to the front elevation have suffered erosion over the years with areas of delamination around window openings to first and second floor front elevation walls.
- 3) The front elevation dormer window unit to roof level has rotted around the frame and needs urgent attention to secure glazing within the frame. I understand the current owners need to confirm via a builder the unit is beyond economic repair before consent is given to renew the

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Overall assessment and summary of condition ratings (continued)

unit.

4)The front and rear elevation walls have suffered from pollution and erosion and should ideally be cleaned and repointed with an appropriate lime mortar, along with rear boundary walls. The decorative frieze detail above the second floor windows has turned black from weathering and pollution, cleaning and restoring is recommended.

Internally, the property is in average condition.

Current problems include; cracking to ceilings and walls in various locations requiring remedial repairs and redecoration. I would also recommend introducing a hand rail to the loft stairs which are quite steep.

Several splits to doors and joinery were noted which require repair and redecoration and where practical, internal glazed doors should contain safety rated glass.

The following is a list of recommended repairs in the short term:

Urgent repairs are required to the front dormer extension frame before the glass panes fall out.

I advise inspecting roof timbers for damp, rot and beetle attack and re-insulate loft floors.

Repair and redecorate internal joinery in accordance with Listed Building Consents.

History

The property appears to have been given listed status in the 1950's. Rivers Street was developed by John Wood the Younger on three parcels of land: Nos. 1-11 constructed in conjunction with Catharine Place on ground conveyed on perpetual leasehold from Sir Benet Garrard to Wood and Brock as his trustee 19/20 December 1766. Nos. 16-28 and 36-47 Rivers Street with areas behind Nos. 46 and 47 on ground conveyed from Rivers Estate (owned by Sir Peter Rivers Gay) to Wood 5 March 1768 for 99 years. Nos. 28-35 Rivers Street were constructed in conjunction with Russell Street on ground bought by John Wood and Andrew Sproule as his trustee from Thomas and Daniel Omer 30 December 1768 on perpetual freehold rents. The strip of ground on which Nos 12-15 and 48-50 Rivers Street were constructed was probably never acquired by Wood. The sites of Nos. 12-15 were conveyed from the Rivers Estate to Thomas and James Beale on 30 December 1774 and 16 October 1776 on perpetual freehold rents. A number of different Bath builders were responsible for implementing Wood's overall design, re Ison.

SOURCES: Building leases and rate books; Walter Ison, 'The Georgian Buildings of Bath' (2nd ed. 1980), 233.



Section of the report	Element Number	Element Name
F: Inside the property	F1	Roof structure
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating
	G6	Drainage

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Overall assessment and summary of condition ratings (continued)

2

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E8	Other joinery and finishes
F: Inside the property	F3	Walls and partitions
	F7	Woodwork (e.g. staircase and joinery)
	F8	Bathroom and kitchen fittings

1

Section of the report	Element Number	Element Name
E: Outside the property	E3	Rainwater pipes and gutters
F: Inside the property	F2	Ceilings
	F4	Floors
	F6	Built-in fittings (e.g. wardrobes)

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Overall assessment and summary of condition ratings (continued)

Further investigations

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

Further investigation is required to the loft for damp ingress, dry rot and beetle attack and also to carry out necessary repairs as required.

We recommend quotes are also sought for stone cleaning and repairs, via a stone mason.

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About the property

Type of property

The property is a mid terraced Grade II listed Georgian property, laid over five floors with vaults present under the road to the front of the building. The property benefits from a rear patio garden which is low maintenance.

The property is almost opposite Catharine Place and very close to both The Royal York Crescent and The Circus. We noted residential parking permits to the area for on street parking.

Approximate year the property was built

The property appears to have been built in 1768-1798.

Approximate year the property was extended

The property appears to have been extended to the rear longer than 20 years ago.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Accommodation

The accommodation comprises:

Lower Ground Floor: Kitchen, reception room, shower room/WC.

Ground Floor: Two reception rooms + mezzanine, WC and utility room.

First Floor: Two reception rooms.

Second Floor: Bedroom with en suite + mezzanine WC.

Third Floor: Bathroom and three bedrooms.

Construction

Summary of Construction:

A combination of mansard style roofs to the main house were noted with central valley gutter and flat roofs over rear extensions supported by solid masonry walls, with a combination of ashlar Bath stone to front elevations and mainly rubble stone walls to the rear.

Window units consist of both single glazed sash units and timber casement to the bedrooms.

There is a two tier tiled courtyard to the rear with sunken courtyard to basement level.

There is a sunken courtyard to the front of the house with metal steps leading down to the courtyard.

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About the property (continued)

Floors are of solid and suspended timber construction.

Means of escape

We noted front and rear doors providing means of escape. Building regulation requirements change regularly regarding means of escape and further information can be found on B and NES website, under building control.

We would recommend the introduction of a fire door between the kitchen and basement hallway. Fires tend to start in the kitchen and this would isolate any smoke/fire to the front and allow escape from the reception and bedrooms via the front and rear ground floor doors.

Security

The property has standard window and door locks.

I recommend the installation of a good quality alarm system, which can be zoned to different parts of the building for your security.

Energy

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

Energy Efficiency Rating

The seller should provide this.

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About the property (continued)

Services

Gas

Mains Other

Electricity

Mains Other

Water

Mains Other

Drainage

Mains Other

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas Electric Solid fuel Oil None

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

None were noted.

Grounds

To the front of the property I noted a sunken courtyard with access to the vaults below.

To the rear of the property I noted an enclosed two tier slabbed courtyard and sunken courtyard to the utility area.

There is an undercroft accessed from the kitchen door, which extends under the pavement and consists of several vaults - this can also be accessed from the front courtyard to the property.

Location

The property is located in a residential area. The immediate neighbourhood is of residential homes of similar age and construction. The property is in the central area of Bath within walking distance of The Circus, The Royal York Crescent and central Bath shops as well as Bath Train station.

Facilities

The property is within reasonable distance of the usual amenities. State and private schools are within reasonable travelling distance.

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D About the property (continued)

Local environment

We would always recommend legal advisers carry out a detailed environmental search in regards to the grounds of the property to assess the risks of quarry mining, flooding, Radon etc.

Other local factors

We recommend you visit the property at various times of day to assess ease of street parking and congestion.

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Outside the property

Limitations to inspection

The main chimney stacks and parts of the roof could not be clearly seen from ground level, due to the limited access in the garden and the height and configuration of the roof, and no comment can be made on these areas.

As explained above, we have carried out a visual inspection which is restricted to ground level or by the use of a surveyor's 3 m ladder. No part of the structure has been opened up, which is beyond the scope of this report.



As seen from the roof 'hatchway' to the front inner roof cover we were able to view the central valley gutter and chimney stacks. Inner faces of the double pitched roof have been replaced with clay tile covers and metal flashing details were noted to the base of the stacks and parapet wall. Due to slight damp penetration to timbers below the central valley gutter we would recommend further investigation as valley gutters may need replacement of external weathering. Delamination of stonework was noted to stone clad chimney stacks and all clay pots would benefit from adequate covers to protect against rain ingress yet provide adequate ventilation.

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Outside the property (continued)

E1
Chimney stacks

Stability and Masonry:

2

The property has two large slender built chimney stacks to the right-hand party wall, which serve the property. I noticed six clay pot outlets to the front and five to the rear. Evidence of past patch repairs were noted to the stonework. The stacks are integrated into the parapet walls, which extend above roof level. The parapet walls are finished with coping stones and have metal flashing details to the abutment with the roof and to the base of the stack.

To the front and rear elevations, there are areas of delamination to stone frieze detailing which is due to the action of frost damage and acid rain, patch repairs are required to stonework details.

The front loft void was noted to have a small doorway to access the central valley gutter and parapet walls. Patch repairs to the chimney stack masonry could be seen and have been carried out to a poor specification. I recommend this work is re-done with the appropriate lime mortar mix after raking out joints and making good.

Flaunching and Chimney Pots:

Chimney pots are open and appear well secured to the flaunching detail, with a slight lean to two of the clay pots. A TV aerial was noted to be fixed to the chimney stack masonry to the rear, there is also three covered clay pots and two open pots. Rear clay pots are secure and flaunching appears to have been renewed.

Flashing and other:

A lead metal flashing detail was noted to the base of the chimney stacks, to the front and rear, although staining could be seen to the stone fire break walls to the loft below the stacks. However, there is no current damp ingress or penetration noted to ceilings to the top floor.

Summary:

Chimney stacks were noted to be stable but lean slightly from left to right with a slight rotation of the chimney stacks consistent with some movement of the foundations to the property. Flues appear to be in place for all the internal fireplaces and only regular maintenance is required. Some areas of patch repairs to the mortar pointing appear to be unsightly and in the future I would recommend that the existing pointing be raked out and re-applied.

This work should be carried out by a good builder in the short term. Scaffold access will be required and this will add to the costs.

Where chimneys are shared with neighbouring property they should be maintained in conjunction with the neighbour and in accordance with the Party Wall Act 1996.

Chimney stacks are particularly exposed to the weather and they will require periodic maintenance and repair. This will reduce the risk of dampness inside the property and further damage to the masonry, for example through frost action.

CONDITION RATING 2

Property address

Sample

E

Outside the property (continued)



The flat roof above the rear four storey extension is covered in moss and has dated weathering detail to the abutment with the back wall. We noted an area where pooling water has occurred in the past and we would recommend you budget for renewal of the flat roof cover, with the addition of an adequate slope to gutters.

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Outside the property (continued)



We noted the front roof dormer window to be very dated and in poor condition. The timber frame has areas of rot and glazing to one window is loose and broken. Urgent repair is required to this dormer roof. The front parapet wall has dated pointing and areas of cracking - the stonework requires cleaning and renovating via a stone mason. Decorative frieze above the second floor windows is black from weathering and pollution - this should be cleaned and dressed via a stonemason.

E2
Roof coverings

Roof structure:

2

The main roof is a double pitched roof (known as a 'butterfly' roof) and has tiled finishes with a central lead valley gutter between the roofs, which is stepped in accordance with good practice, allowing the lead sheet to expand and contract, determined by weather conditions. The front and rear elevations extend above the roof with parapet walls. The roof is covered with slate tiles to the front and with replacement clay tiles to the rear, however, there are some slate tiles below the clay tiles to the rear roof.

Dormer roof extensions were noted to both the front and rear roof covers, the flat roofs appear to be metal lined, probably lead.

The roof structure was noted to deflect and undulate under the weight of the finishes.

Timber dormer extensions to the roof dormers are dated with areas of rot and peeling paint noted, and I recommend refurbishment of the timber frames and structures, and replacement of flashing details.

To the rear cover, I noted slate tile finishes below the replacement clay tile finishes, as

Property address

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E

Outside the property (continued)

noted above. The rear roof does not deflect as badly as the front roof and additional support has been installed in the past. There are, however, small areas of broken tiles noted to the front and rear tiled finishes. The rear dormer extension roof is in better condition than the front dormer with windows able to open, with no rot to window frames or structure.

The flat roof over the rear dormer is also metal lined and in better condition than the front flat roof covering.

Extension roofs:

To the rear, I noted a four storey mezzanine extension has been constructed with a flat roof believed to be felted over. Although no current damp ingress was noted to the bathroom ceiling, there is some heavy moss growth noted which requires clearing and a closer inspection is recommended of the roof covers. Adequate surface run-off was noted to the side gutters and PVC downpipes. The rear two storey utility extension has a flat roof cover over a pitched roof, with adequate fall to replacement gutters. Both extension roofs have adequate weathering details where seen, which appear to have been replaced in the past.

Flat roofs:

Flat roofs were noted to the dormer window extensions, above the entrance door to the front. To the rear, we noted two flat felted covers, one to the four storey extension and one to the lean-to above the two storey rear entrance extension. The flat roof cover above the front dormer roof extension requires a closer inspection, all other flat roofs appear to be in adequate condition.

Scaffold will be required to the front of the building for any repairs to the roofs and there is obviously a cost attached to this.

Roof coverings and underfelt:

The roof coverings are a combination of slate and clay finishes. Sarking felt underlay was noted to be present within the roof below the tile finishes, which acts as a secondary barrier. Sarking felt has been patch repaired in the past and is in average condition with areas of brittle and localised damage noted.

Parapets:

Firebreak parapet walls were noted to either side of the property, which extend above the roof level and lean from right to left. Raised front parapet walls are patch repaired and larger than average mortar joints were noted.

To the rear, the main parapet has areas of deterioration and patch repairs to the pointing details were noted, with cracking evident below the coping stone finishes. As a result, I recommend repairs are carried out to the localised areas below the coping stones to the parapet walls short term.

I also noticed small areas of discoloured timbers to the rear loft void, below the left-hand party wall, to the base of the left-hand neighbouring stack and parapet wall. Repairs to weathering details will be required.

CONDITION RATING 2

Roof ventilation:

I noted no ventilation to the front roof but to the rear, the roof is vented by a door which opens onto the central valley gutters and there is a gap around the door frame.

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Outside the property (continued)

Summary:

2

The roofs are in average condition for their age and have been maintained by the present owners. Only the area of damp penetration was evident to the rear, as noted previously, below the left-hand party wall and to the base of the left-hand neighbour's stack and parapet wall. Repairs and replacement of the external weathering detail is now required.

The front and rear parapet walls are patch repaired and in dated condition. Ideally in the future, I recommend cleaning and repair of the stonework to both the parapets and the front elevation, as mentioned previously in this report. However, apart from the damp areas to the rear roof cover, as noted previously, the main areas requiring remedial attention are to the front dormer and roof extension and windows.

Rot was noted to the window frames and peeling paint to the dormer extension, which requires a closer inspection and the necessary repairs carried out. I am informed the dormer unit and window frame have to be inspected and judged to be beyond repair before any new installation can be approved. No other areas of damp penetration were noted.



The sunken patio to rear lower ground level has an adequate 'land drain' to direct rainwater away from walls with adequate drainage provision.

E3
Rainwater pipes
and gutters

To the front elevation, I noted what I believe to be a cast-iron hopper head to the right-hand party wall, which penetrates the decorative frieze stonework above the front elevation and discharges to downpipes. Downpipes are believed to be of lead construction with peeling

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E

Outside the property (continued)

paint finishes noted below the front level.

To the rear, hopper heads were noted to be to the rear parapet walls draining via more modern PVC downpipes.

Rainwater goods have been replaced to the rear and roofs appear to drain adequately to downpipes and eventually to underground drainage.

CONDITION RATING 1



Surface cracking and delamination of stone facings was noted to the Ashlar front cladded walls, repairs and cleaning of stonework is recommended via a stonemason.

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Outside the property (continued)



To the rear rubble stone wall finishes have been repaired in the past (above the extension) with replacement in stone block instead of rubble stone. The work is dated and large patch repairs to the extension were also noted - ideally the rear stonework should be cleaned and dressed via a stonemason once the extension roof is repaired.

E4
Main walls

Construction:

2

The main elevation walls are of solid ashlar masonry construction measuring 560 mm and 300 mm. The walls were noted to be wider at ground level and narrowing towards the top of the building and the roof. This helps with the stability of the building and load transfer to the foundations in buildings of this size and typical of this period of construction.

Wall construction to the top of the building appears to be partly timber framed as this forms the dormer roof extension. Main elevation walls are clad with an ashlar Bath stone finish to the front elevation and side entrance columns by the front door were noted. Ashlar facing stonework tended to be used to the front elevations as a decorative finish and was thickened by the use of rubble stonework behind the façade. The bonding of the Ashlar blocks was achieved by bonding stones later to be replaced by ironlamps or ties.

Walls to ground and lower ground level have been cleaned to the front and further cleaning and repair to the stonework is required to the entrance roof and walls to the front and second floors. The stonework to the window and door surrounds is in particular need of attention and areas of delaminated and broken stonework were noted to front elevation around window openings. The frieze detail above the second floor has become discoloured due to pollution and weathering, and repairs, cleaning and redressing of the stonework is

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Outside the property (continued)

now required by a stone mason.

Wrought iron window boxes were noted to ground level and first floor window sills.

Render, masonry and pointing:

Areas of erosion were noted to the pointing details, which is due to weathering and acid rain to the front ashlar stone finishes. Pointing to the front parapet walls is dated and requires re-pointing in the future.

To the rear elevations, the rubble coursing is discoloured, which has been repaired above the four storey mezzanine extension to the window above the stairwell and above the mezzanine WC. Rubble stonework has been replaced and repointed. Many areas of patch repair were noted to the rear extension walls and ideally the stonework to the extensions should be cleaned and repaired by a stone mason.

Sills, lintels and beams:

Concealed lintels above openings could not be checked. In a property of this age, any old timbers around window and door openings, or elsewhere could be in poor condition requiring renewal. Stone sills to the rear have been painted and this is an inadequate form of decoration causing dampness to be sealed into the stonework and the removal the impervious paint layer is required.

Damp proof course:

No evidence of any DPC was noted to the lower ground floor, front or rear elevations. However, no damp ingress was noted when perimeter walls were tested with a damp meter. However, the internal walls at basement level are dry-lined. During the Georgian period DPCs were seldom used and therefore the need to dry line these walls may have been required later to reduce damp ingress. Although, dry lining walls in this manner only hides any damp ingress and is not a cure and can cause damp and rot behind the linings.

Summary:

The property elevation walls have been maintained in the past, in particular to the ground and lower ground floor levels. Ideally, the stonework should now be cleaned again and redressed to the first and second floor areas, and also to the decorative stone frieze and parapet walls.

To the rear, past patch repairs were noted to the four storey extension and mezzanine area but again the rubble stonework is discoloured and black in appearance, and I recommend that the stonework is cleaned and dressed. The paintwork should be removed to the rear window sills as this causes an impermeable membrane and restricts breathability in the stonework.

The rear extension and elevation walls are set against higher external ground levels, and I noted no current damp ingress to areas available for testing. There is no evidence of rising or penetrating damp as noted. The vaulted area and storage areas to the front elevation below the pavement are partially boarded but there is evidence of damp to these areas. These are useful storage areas and are external to the main accommodation with access externally and internally through the door access.

Historic evidence of differential settlement to the foundations was noted, with deflection to the front roof and internal doorways being slightly out of plumb. Floors also fall from the back to the front and are out of level. Floors also undulate. The movement is historic and non-progressive.

Property address

Sample

E

Outside the property (continued)

CONDITION RATING 2



Rot and flaking paint was noted to the front dormer windows which are in very poor condition - urgent repairs are now required.

E5
Windows

Window units are of timber sash construction with single glazed panes fitted, and may be original to the building. Window openings to the dormer roof extension need to be replaced as the panes are very loose and are about to fall out, and there is evidence of rot to the frames. I also noted timber shutters have been kept to most windows but I have not checked that they open and close adequately. Areas of peeling paint were noted to most window frames above ground level and repair and redecoration should be anticipated. 2

CONDITION RATING 2

Rear elevation units are similar with some stained glass window units to the rear entrance mezzanine level, which are set-in at an angle. Peeling paintwork was noted to the utility window frame.

CONDITION RATING 2

E6
Outside doors
(including patio doors)

The front door to the property is of timber construction and is much wider than the normal average door, being constructed for the opening with single glazed panes fitted. Some areas of cracking were noted to the paint finish and early redecoration is recommended. 2

The rear doors are of timber construction, with single glazed areas and in adequate

Property address

Sample

E

Outside the property (continued)

condition. Peeling paintwork was noted to the rear patio door to the main gardens.

CONDITION RATING 2

E7
Conservatory
and porches

None.

NI

E8
Other joinery
and finishes

To the front elevation, wrought iron window boxes were noted with areas of corrosion to the metal railings at ground level. I therefore recommend redecoration of these window boxes, where there are also areas of peeling paint.

2

CONDITION RATING 2

E9
Other

No other elements were noted.

NI

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Sample



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F

Inside the property

Limitations to inspection

I noted the main roof interior was in part difficult to access due to the position of loft timbers and the absence of any boarding. I therefore had restricted access to some parts of the roof voids.

We were unable to inspect all floor surfaces because these are covered with fitted floor coverings.

We cannot comment on areas hidden from view due to furniture such as kitchen cupboards and bathroom fittings.



To the rear roof we noted an open 'secret' valley gutter within the roof.

Property address

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Inside the property (continued)



The front roof has areas of brittle felt and dated timbers.



Property address

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F

Inside the property (continued)

The rear roof cover has some patch repairs with breathable membrane.

1 2 3 NI

F1
Roof structure

Structure

3

The roof structure is of mansard timber frame construction with a bitumen underfelt/breathable membrane and both clay and slate tile coverings.

The double pitched (butterfly) configuration with sarking felt underlay was noted with a low pitch to the rear roof.

Purlin timbers measure 80 mm x 60mm in cross sectional area and 120 mm x 60mm to the cross members. Rafter timbers are 90 mm x 70 mm. There is a secret valley gutter, which discharges to external downpipes from the roof void, being lead lined. The second low pitched roof was noted to the front loft, which has a higher floor to ceiling height.

The condition of most of the timbers has been affected by bird droppings and some timbers to the rear left-hand side are stained from a previous leak through the roof. Beetle infestation was noted to some purlin timbers close to the loft hatch and further investigation is required to both the front and rear loft by a timber specialist company. The sarking felt is worn and brittle in places and should be renewed in the short term with a breathable membrane.

The main roof is larger and again I noted staining and beetle attack to timbers and some dry rot around the loft opening, further investigation is required.

CONDITION RATING 3

F2
Ceilings

Ceilings are a combination of original lath and plaster construction and more modern plasterboard fixed over timber joists. Lathe ceilings would have been created by squeezing a lime plaster between riven lathes creating nibs. The use of ornate plaster cornice work was originally to hide junctions between ceilings and walls where shrinkage cracking will have occurred during the construction process. The cornice work to the main front reception room at ground level would have been original to the building and will need to be protected and/or reinstated should you have to carry out any repairs as a result of loss of key between lathes and plasterwork at a later date. Ornate plaster archways were noted to the hall, which are also original to the period.

1

The general condition of ceilings is adequate with some evidence of past cracks and undulation to the front reception. Ceilings to the third floor are lower and undulate, although their integrity appears to be adequate. However, periodic inspection of the ceilings is necessary and the lath and plaster ceilings should be checked due to common problems as a result of loss of key between plaster and lathes and possible sudden collapse. Some minor cracking was noted over the doorways to the rear and front reception rooms and studwork, and minor remedial repairs are required.

CONDITION RATING 1

F3
Walls and partitions

Construction:

2

Internal walls are mainly solid masonry construction with some lightweight stud walls

Property address

Sample

F

Inside the property (continued)

present. The plaster finishes are mainly black mortar and horsehair construction, unless repaired or replaced by modern gypsum plaster. The walls have mainly painted finishes, with dado rails to wall finishes. Timber panelling was also noted and used to the reception areas, in keeping with the period.

The general condition of walls is satisfactory with some minor cracking to the rear and front reception rooms, around the archway and door at ground floor level. Minor remedial repairs are now required.

CONDITION RATING 2

Openings:

Some remodelling may well have taken place over the years and I am informed the wall between the receptions to ground floor level has been reinstated in the recent past. Your legal advisers should make the necessary enquiries via the Listed Building Control department of the Local Authority.

Damp:

The majority of walls at basement level are dry-lined and therefore no raised damp meter readings were noted and no remedial action is required. However, I cannot verify if the dry-lining is hiding any defects or damp ingress behind.

CONDITION RATING 1

F4
Floors

Floor construction to the house is mainly suspended timber floorboards, with the exception of the basement, which has flagstone and limestone tile finishes over solid masonry construction. 1

Coverings:

At basement level, these consist of flagstone or limestone tiles. To the ground floor, these consist of carpet and laminate with treated floorboards. To first floor, the floors are treated floorboards and carpet and to the second floor, carpets, laminate and marble tiles. To the top floor, floor coverings consist of painted floorboards and carpets.

Condition:

Floors undulate and fall from left to right at third floor level and deflect to second and first floor level consistent with a combination of differential settlement of foundations, and deflection of floor joists.

There were areas of holes and indentations to floorboards, as noted, and areas of previous beetle attack may be present to covered floors. Where seen, no current beetle attack or significant defects were noted.

Floors have also undergone some deflection at ground floor level.

CONDITION RATING 1

F5
Fireplaces, chimney
breasts and flues

There are two fireplaces, which exist at ground floor level with wrought iron fire baskets. Both have marble surrounds and inlaid hearths. These extend to first, second and third floors. NI

Property address

Sample

F

Inside the property (continued)

However, I have not tested the up-draught characteristics to the chimney flues, which is beyond the remit of this survey.

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

I noted built-in fittings to the property, such as wardrobes. These appear to be in adequate condition but were full of clothes and so an internal inspection was not possible. 1

CONDITION RATING 1

F7
Woodwork
(e.g. staircase and
joinery)

Staircases:

Only a limited inspection of the main and other staircases was possible, however, the treads appear to be level and firm under foot. The handrail and banisters are secure to the main staircases. However, no handrail was present to the loft staircase and, where practical, I recommend one should be installed. 2

The string detailing to the top of the stairs is cracked between the woodwork and wall junction, and should be repaired and redecorated.

CONDITION RATING 2

Internal doors:

Internal doors are of typical timber construction with modern and older panel doors present. The internal doors were found to be in generally satisfactory condition. Where doors containing glazing were noted, I recommend these are safety rated where practical. Some deterioration and splitting was noted to some doors and repairs are required in conjunction with Listed Building Consent.

CONDITION RATING 2

Skirtings, architraves and associated joinery:

The skirtings, architraves and associated joinery are of varying age and styles, in generally satisfactory condition, but some cracking and splitting was noted and therefore some filling and redecoration is required.

CONDITION RATING 2

F8
Bathroom and
kitchen fittings

Bathroom

Fittings in the bathrooms on various floor levels are of a modern type and appear to be in adequate condition. 2

Mastic seals around the fittings should be well maintained to reduce the risk of damage to floor timbers.

There is no extractor fan to the third floor bathroom.

The en-suite bathroom also contains a walk-in shower and there is an extractor system, which was not tested.

The WCs at second and ground level appear satisfactory and the utility also contains a separate WC and shower.

Property address

Sample

F

Inside the property (continued)

Kitchen:

Fitments in the kitchen consist of a range of units in adequate condition, although some damage and wear was noted. The worktops are woodblock with ceramic Belfast sink inset and timber units below.

Fitted appliances were not tested and it is recommended that the original Aga style cooker be professionally checked and serviced before use.

There is also no extractor fan above the cooker.

CONDITION RATING 2

F9
Other

We noted no queries prior to inspection of the property.

NI

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Services

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

Limitations to inspection

All mains services are connected, no tests have been carried out.

Current advice is to have systems tested every 10 years and upon change of ownership. In the absence of a recent valid safety certificate you are advised to have the system tested by a suitably qualified contractor who will provide a written quotation for all works of upgrading required.

Please note, where no certificates have been provided for services we recommend specialists to confirm all installations prior to using, and this is why these have been graded as a '3' condition rating.

1 2 3 NI

G1 Electricity

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

Mains electricity is connected with the meter located to the rear reception room cupboard to both ground floor and first floor level. The consumer unit to first floor level provides the fuses to the upper part of the house. 3

Current advice is to have systems tested every 10 years and upon change of ownership. In the absence of any recent valid safety certificates, you are advised to have the system tested by a suitably qualified contractor who will provide a written quotation for all works of upgrading required.

The visible fittings are modern and there are an adequate number of power points present.

In the absence of a current safety certificate and adequate documentation, the system should be tested by a registered contractor who will provide a written quotation for any works of updating in order that the system may comply with the latest regulations.

Mains wired heat and smoke detection systems should be installed. I noted the system was last inspected on 18/04/2008 and 18/09/2008. As a minimum, a heat detector and smoke alarm should be fitted in the kitchen with independent smoke alarms in the entrance hall and landing. See <http://www.firesafe.org.uk/domestic-property>.

CONDITION RATING 3

G2 Gas/oil

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

Property address

Sample

G

Services (continued)

Mains gas supply pipework is connected with the meter located to the basement cellar area. The gas meter is relatively modern with supply pipework which appears to be in copper. The meter has a secure bracket fixing and no smell of gas was detected.

3

Although there is no reason to suspect problems, due to the safety implications and complexities of modern regulations, the system should be checked by the appropriate supply company.

I would recommend the installation of carbon monoxide detectors, for your safety.

CONDITION RATING 3

G3
Water

Mains water supply is connected with adequate pressure. The location of the stop tap was noted to the vaulted area outside the kitchen door and I recommend stop taps are identified for emergencies in the future. The incoming main has a stop tap.

NI

Supply pipework is of plastic construction. Concealed pipework could not be checked. Unless the incoming main has been replaced, it could still be of lead construction.

Lead pipework is at risk of perforation and there are adverse health risks associated. I recommend therefore that any remaining lead pipework that is still in use be replaced as soon as possible.

CONDITION RATING NI

G4
Heating

Space heating is provided by the Vaillant Ecotec Plus boiler serving conventional hot water radiators. The boiler was noted to relatively modern with a timer mechanism. Fitting a modern programmer and room thermostat will help improve the efficiency of the system and reduce heating bills. There is also a pressurised water tank next to the boiler, which provides hot water for domestic use.

3

Typically, modern boilers have a design life of 10 - 15 years, although increasing complexity often reduces reliability and means repairs can be difficult and expensive.

In the absence of a current safety certificate and adequate maintenance records, I recommend that the system be checked, serviced and tested by a qualified GSR (formerly Corgi) registered heating engineer.

The Gas Safe Register recommends the use of audible carbon monoxide (CO) alarms marked with British Standard EN50291. It should also have a British or European approval mark, such as a KITE mark. An alarm should be fitted in each room with a gas appliance.

CONDITION RATING 3

G5
Water heating

Domestic hot water is supplied by the gas fired Worcester Protec boiler located to the utility area on the ground floor. It is a relatively modern pressurised system. As noted above, in the absence of a current safety certificate and adequate maintenance records, I recommend the system be checked, serviced and tested by a qualified GSR (formerly Corgi) registered heating engineer.

3

CONDITION RATING 3

Property address

Sample

G Services (continued)

G6
Drainage

The property is assumed to be connected to mains drainage via a system which could be shared with adjoining owners. The drains appear to run through the basement area and the covers were secured down and I could not access the drain covers. **3**

As it was not possible to lift the covers, I cannot therefore comment on the condition and construction of the pipework. You are advised to have the drains checked prior to purchase.

I would recommend a drainage search by your legal advisers to confirm the location and status of drain positions within the property and adjacent properties.

CONDITION RATING 3

G7
Common services

Not applicable.

NI

G8
Other services/features

No other services or features were noted.

NI

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Grounds (including shared areas for flats)

Limitations to inspection

It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance. You are advised to check with your legal advisers.

1 2 3 NI

H1
Garage(s)

I noted no garage or parking space to the property.

NI

H2
Permanent outbuildings
and other structures

I noted no permanent outbuildings to the property.

NI

H3
Other

The property occupies a slightly sloping plot.

There is a well maintained two tier slabbed garden to the rear.

Geological maps were consulted indicating that sub-soils in the area are of shrinkable materials, such as clay. Clay soils experience volume change, with variations in moisture content and this can cause structural damage. There is no evidence to suggest that the property is adversely affected.

Front boundaries consist of wrought iron railings set into dressed masonry plinths, which lead down to the basement area via metal steps. Boundaries to the rear are of rubble stone construction and relatively stable. Some minor repointing will be necessary to rear boundaries and redecoration of wrought iron railings.

Your legal advisers should seek to advise regarding responsibility for maintenance and repair prior to any works of repair being carried out.

There are no trees growing close-by which may constitute a threat to the property.

I am unaware of any wayleaves, easements or rights of way which may affect the property. Further enquiries will be made by your legal advisers.

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Issues for your legal advisers

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

I1 Regulations

Any adverse discovery may have serious effects on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to exchange of contracts.

I2 Guarantees

Damp and timber guarantees, where they exist.

Guarantees for any other work carried out in the past to the property or installations such as the boiler.

I3 Other matters

G6 Drainage - Rights and obligations of the shared drainage system

H3 General - Existence of any adverse easements, servitudes or wayleaves

Limitations

Due to the position of neighbouring properties only a very limited inspection of some elements to the rear was possible. It is not possible to comment in detail upon the condition of the roof coverings / chimneys and parapet walls.

Many parts of a building such as foundations and sub-floor areas are concealed during construction and we do not disturb these.

For practical reasons, we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

No ladders were raised for the close inspection of the upper parts of the building. My inspection was made entirely from ground level or from upper windows where available.

Binoculars were used to inspect roof slopes, chimney stacks, etc externally and a dampness test meter was used internally.

The property was occupied and fully furnished.

The presence of furniture and stored items in most rooms further restricted the inspection.

Where floor coverings were present floors could not be inspected in detail. Concealed joists and other timbers were not inspected.

It is not possible to comment in detail upon the construction of the solid floors and specifically the adequacy of damp-proofing precautions.

As far as the service installations (electricity, hot and cold water, space heating, plumbing and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests we cannot give warranty as to their condition, design or efficiency. Unless adequate documentation, service records and safety certificates are available all installations should be tested by competent and registered contactors.

Property address

Sample

I

Issues for your legal advisers (continued)

Underground pipes from rainwater down-pipes or gullies were not traced or tested.

In drafting this report we have limited comment to the more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

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Risks

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

<p>J1 Risks to the building</p>	<p>E2: Damp penetration via the lead detail to the parapet walls. G1: Electrical installation. G2: Gas installation.</p>
<p>J2 Risks to the grounds</p>	<p>The locality may have been subject to quarry mining operations and your legal advisers should include an enquiry of the necessary authorities.</p>
<p>J3 Risks to people</p>	<p>G1: Electrical installation - I recommend this is tested by a qualified electrician. G2: Gas installation - I recommend the gas installation and appliances are tested by a qualified gas and heating engineer. G2: Gas installation - there are no carbon monoxide detectors.</p>
<p>J4 Other risks or hazards</p>	<p>No other risks identified.</p>

Property address

Sample

K

Energy efficiency

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

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

K1
Insulation

The thermal insulation qualities of this type will be below average. The property is mainly single glazed. Loft insulation is below average and unevenly distributed.

Loft insulation should be upgraded to a depth of 400 mm where possible. It is important that adequate ventilation is provided as increasing the level of loft insulation will increase the risk of condensation occurring within the loft space.

Insulating solid walls with a hemp/lime plaster can help reduce heat loss whilst maintaining breathability.

K2
Heating

I noted a modern gas boiler to the property. The introduction of room thermostats is recommended to maintain effective heating and cut costs.

K3
Lighting

Adequate provision of lighting was noted with various types of fittings.

The electrical installation appears modern and the consumer unit has been upgraded.

K4
Ventilation

Inadequate ventilation was noted to the front loft and we recommend the introduction of tile vents to the inner face of the roof, to prevent problems with condensation in the future.

K5
General

None.

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Surveyor's declaration

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

Signature

Surveyor's RICS number

0839992

Qualifications

BSc MRICS MCEng MCIQB

For and on behalf of

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Client's name

Sample

Date this report
was produced

11 May 2018

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What to do now

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

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact your surveyor.

What the further investigations will involve

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

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

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

https://isurvworksmart.com/Building_Survey_DHSSTE_updated_Dec16.pdf

https://isurvworksmart.com/leasehold_dhs_final.pdf

Property address

Sample



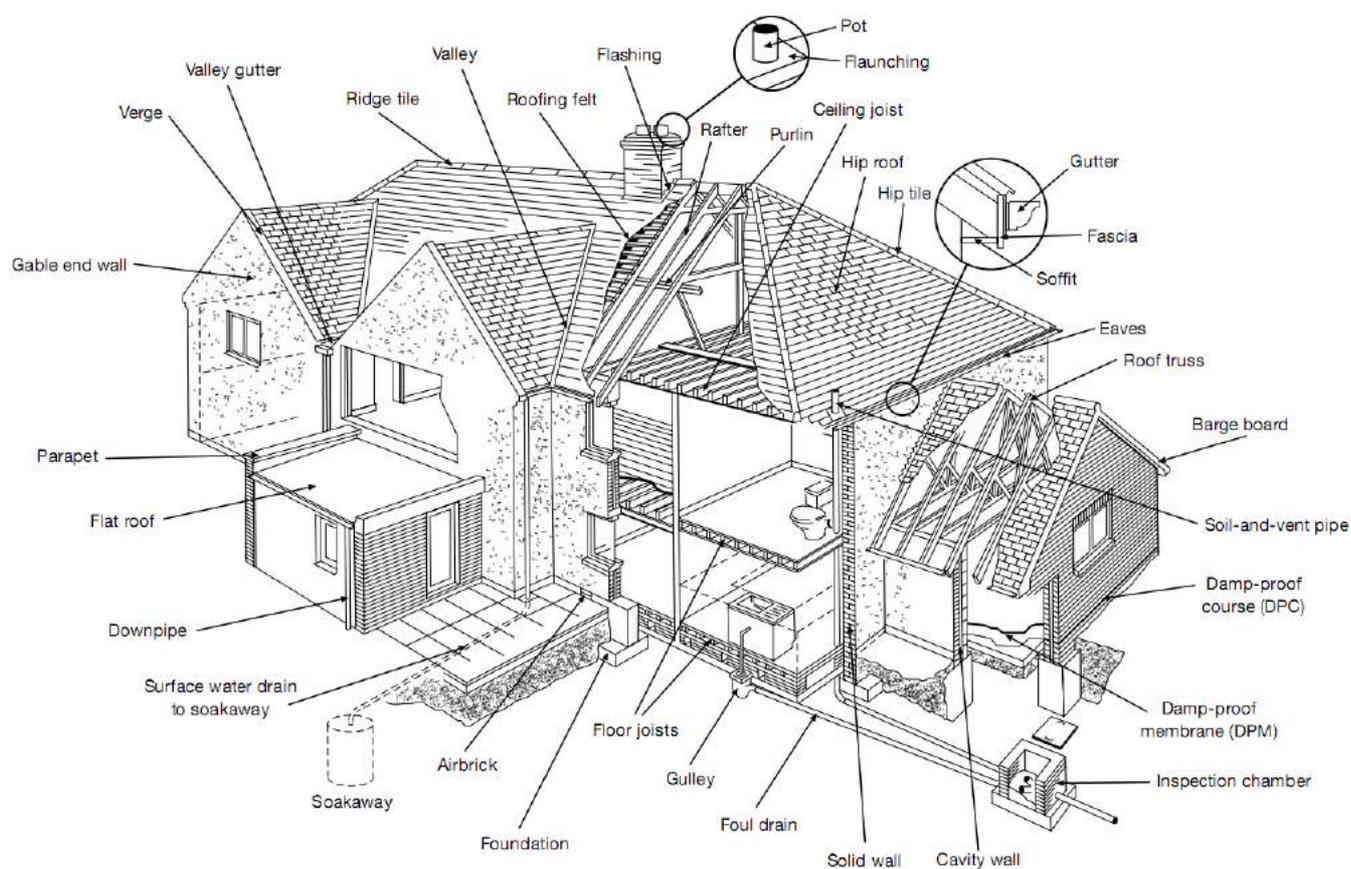
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Typical house diagram

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



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