DUNFORD PENROSE
SURVEYORS

Level 2
Home Survey
Report

Client Name:

Property Address:

Date of Inspection:

Contents

A About the Inspection

This Level 2 Home Survey 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.

As agreed, this report will contain the following:

- A thorough inspection of the property (see “The Inspection” in section M) and
- A detailed report based on the inspection (see “The report” in section M).

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys, and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler, or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage, and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

A About the inspection

Surveyor's Name

Company Name

Dunford Penrose Surveyors

Date of the inspection

Report Reference number

Related party disclosure

I have no knowledge of any links that I may have to any of the parties in this transaction.

Full address and postcode of the property

Weather conditions when the inspection took place

The weather at the time of the survey was overcast and wet. The temperature was approximately 6° centigrade.

There have been extreme weather conditions in the UK during 2022 including Storm Dudley (14th and 15th February 2022), Storm Eunice (18th February) and Storm Franklin (20th and 21st February) inflicting the worst winds in 30 years; in addition, 2022 had an exceptionally hot summer with temperatures averaging 30+ for several weeks and even hitting 40 degrees in parts of the country. Whilst 2023 has not been as warm, in November, Storm Ciarán brought very strong winds and flooding, and we have had more rainfall than previous years and the effect on ground conditions of these fluctuating weather patterns could contribute to issues with the property that are not apparent during the survey.

Climate change continues to provide us with ever-changing weather and purchasers of property should be aware that climate change can have an adverse effect on their properties.

Although no damage was evident during the time of the survey this does not mean it will not become evident in the future.

Status of the property when the inspection took place

Occupied and furnished.

B Summary of 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:

3	Defects that are serious and/or need to be repaired, replaced, or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
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/NA	Elements not inspected or not applicable (see 'important note' below).

Important Notes:

No liability whatsoever will be accepted if any further investigations recommended herein are not carried out before commitment to purchase, where condition ratings 2 or 3 are given.

It is very important that you read this report. Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'.

All the repairs needed should be investigated by suitable and reputable contractors so that you are fully aware of the scope and financial implications before you purchase. You are strongly advised to instruct relevant qualified contractors to undertake any further investigations, and provide quotes for remedial works, recommended herein before your legal commitment to purchase.

The cost of any remedial works should ideally be negotiated, and with negotiation, deducted from the sale price. Alternatively, you could ask the vendor to instruct the contractors to undertake the further investigations and carry out recommended remedial works before commitment to purchase. Any contractors employed should ideally provide insurance backed guarantees for works carried out.

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.

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’.

Asbestos can be found in any building built or refurbished before the year 1999. Inhalation of asbestos fibres from asbestos containing material (ACMs) can cause a range of chronic and fatal diseases. For asbestos fibres to enter the lung system, the ACM needs to be physically disturbed in some way. An ACM in good condition will present little to no risk because it will not release asbestos fibres.

Asbestos can take many forms and was used in many areas including loose fill insulation, lagging, sprayed coatings, asbestos insulating boards (found in places such as partition walls, door panels, ceiling tiles, soffits, undercloaks to verges, panels under windows, around baths, around boilers), floor tiles, textiles such as, fire blankets and composites such as, flash guards in fuse boxes and in toilet seats and cisterns, textured coating on

walls and ceilings (Artex), asbestos cement was used in places such as; roofs, wall panels/cladding, downpipes and gutters, flues, water tanks, fire surrounds and pipes.

It is recommended that before any removal, demolition or repair works are undertaken a full asbestos survey is carried out by a suitably qualified surveyor. Some works need to be undertaken by a licensed contractor and some works are notifiable to the HSE.

All works should be undertaken in accordance with health and safety guidance and legislation and any waste containing asbestos correctly disposed of. Older properties may benefit from an application of fungicide insecticide solution, although this may have been done in the past, unless an active insect attack can be established, and any holes discovered.

C Condition Ratings

This section summarises the condition ratings of the different elements of the property. If an element is made up of several different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

3 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.

Section of the report	Element No	Element Name
E: Outside the property		
F: Inside the property		
G: Services	G1	Electrics
	G2	Gas
	G4	Heating
	G6	Drainage
	G8	Other (Smoke & Carbon Monoxide Alarms)
H: Grounds		

2 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.

Section of the report	Element No	Element Name
E: Outside the property		
F: Inside the property	F6	Kitchen
	F7	Woodwork
G: Services		
H: Grounds		

No repair is currently needed

The elements listed here must be maintained in the normal way.

Section of the report	Element No	Element Name
E: Outside the property	E2	Roof Coverings
	E3	Rainwater Goods
	E4	Main Walls
	E5	Windows
	E6	Outside Doors
	E7	Porches & Conservatories
	E8	Other Joinery
	E9	Other (Grounds)
F: Inside the property	F1	Roof Structure
	F2	Ceilings
	F3	Walls & Partitions
	F4	Floors
	F8	Bathroom Fittings
G: Services	G3	Water
	G5	Water Heating
H: Grounds	H2	Permanent Structures
	H3	Other (Boundaries)

NI - Elements Not Inspected

These elements have not been inspected or had limitations.

Section of the report	Element No	Element Name	Reason
E: Outside the Property	E1	Chimney Stacks	
F: Inside the Property	F5	Fireplaces	
	F9	Other (Cellars / Basements / Verandas)	
G: Services	G7	Common Services	
H: Grounds	H1	Garages	

Further investigations

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

See I1, Regulation – Further investigations to be carried out by your legal advisor.

- NICEIC Electrician (National Inspection Council for Electrical Installation Contractors)
- HETAS Gas Specialist (Heating Equipment Testing and Approvals Scheme)

Security

No alarm system has been installed to the property.

Upon completion, you may wish to change all locks for safety and security purposes.

D About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

3 bed semi detached house

Approximate year the property was built

2018

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Sq M

77

Means of Escape

Front and rear doors.

Smoke detectors should be maintained within the circulation spaces, on each floor level to give the earliest possible warning of fire. These should be mains powered.

Construction

The external walls are of cavity masonry construction. The roof is pitched and covered with concrete tiles.

The cavity has not been inspected as this is a specialist service. The floors are suspended and solid concrete.

Accommodation

Ground floor: hallway; living room; kitchen/dining room; inner hallway; WC and hand basin.

First floor: landing; three bedrooms; bathroom - WC, hand basin and bath with shower over.

About the property: energy efficiency

Energy Efficiency

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.

A valid EPC must be ordered for potential buyers prior to marketing.

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

Energy efficiency rating

Energy Performance Certificate

Valid until 29TH Oct 2028

Current 77C

Potential 80C

Environmental Impact (CO2) Rating (EIR)

This property's current environmental impact rating is C. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

Environmental Impact (CO2) Rating (EIR)

Current **1.2 Tonnes of CO2**

Potential **1.0 Tonnes of CO2**

By 2025, the minimum EPC rating for rental properties will be a C rating on newly offered properties, and by 2028 on all rental properties.

Issues relating to the energy efficiency rating

It is important to try to reduce your carbon footprint and to reduce your energy costs. You should review your EPC recommendations in this respect and consider the following in addition, where appropriate:

- Solar water heating

These measures should be considered on a costs vs benefits analysis basis.

Main Services

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

X	Gas	X	Electric	X	Water	X	Drainage

Central heating

X	Gas		Electric		Solid fuel		Oil

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

Solar panels

Other energy matters

The importance of Insulating your property.

There are many long-term advantages of a well-insulated home which can be beneficial for your home all year round, not just in the winter. One of the biggest reasons properties lose heat and energy is through a lack of or poor-quality insulation. A well-insulated home has many long-term advantages:

- reduce heat loss
- lowers energy bills
- increases comfort and
- has less of an impact on the environment.

Types of insulation

- Loft insulation can reduce energy bills by up to 40%
- Double or triple glazed windows can reduce your bills by up to 50% against single glazed windows
- Wall insulation – Up to 30% of a home's heat loss and gain occurs through the walls. Without adequate insulation, heat would pass in and out of your wall material without much resistance.
- Floor insulation can save up to 20% off energy bills

Lower Energy Bills - Improving the insulation on the roof, walls and windows mean domestic heating systems don't have to work as hard or long to reach a moderate temperature. It will also maintain and in some cases, increase the value of your property by helping it run more efficiently.

Reduces Heat Loss - Hot air in your home rises and escapes through the roof and insulating your loft will prevent the hot air from escaping and trap it inside. The more thermal insulation your property has, the less energy you will need to keep you warm. Having insulation throughout the home means more heating energy is kept inside, helping to keep pleasant temperatures all year round.

When domestic heating systems, using gas, electricity or oil are used to heat the home, it first warms up the air and then the masonry. Poor insulation results in energy being released and then not used effectively, with up to 30% of energy going to waste just through outside walls.

Reduced Environmental Impact - This will have a significant effect on the reduction of thermal energy consumption. This, in turn, reduces carbon dioxide emissions into the atmosphere. Carbon dioxide is responsible for approximately two-thirds of the energy imbalance that is resulting in the rise of the Earth's temperature.

An increase in the level of carbon dioxide across the world results in an excess of greenhouse gases that trap additional heat. This contributes to melting ice caps and rising ocean levels, which can cause flooding. By reducing the release of these emissions from your home, you can promote healthy sustainability for the environment.

Comfort - A fully insulated property keeps the movement of heat to a minimum, so you stay warm during the winter and cool in the summer.

Home insulation also prevents condensation from occurring, which can result in damp and mould. This can damage the paint, plaster, and wallpaper in your home. Damp in the home can have a negative impact on your health and cause chronic health problems such as asthma.

New Heating Sources

In the UK, heating is responsible for almost a third of the country's greenhouse gas emissions.

Most homes in the UK use gas or oil boilers for central heating, which release carbon dioxide when burned.

To meet its goal of net-zero greenhouse gas emissions by 2050, the UK Government is encouraging the use of alternatives to fossil fuels for heating, such as electric storage heaters, air and ground source heat pumps.

A ban on gas and oil boilers in newbuild properties will be implemented in 2035, but there are no plans to phase out gas boilers in existing homes.

The Government offer grants and incentives for installing low-carbon heating systems, and it is possible that a complete ban on gas boilers could be implemented in the future, although this is unlikely to happen before homes are better insulated.

The Building Regulations in England, which were updated in June 2022, are part of the Government's plan to reduce carbon emissions and lead to the implementation of the Future Homes Standard in 2035, which will require homes to produce at least 75% less CO2 emissions.

There have been some newer sustainable heat sources in existence for some time, including solar panels and underfloor heating. These sources can have a significant impact on the overall carbon emissions of a property throughout its lifetime. Underfloor heating is 15-20% more efficient than traditional heating systems over the life of a building. In fact, solar power can directly heat water to power a wet underfloor heating system, while solar photovoltaic panels can be used to power appliances in your home including an underfloor heating system.

Air and Ground Source Heat Pumps

Air and ground source heat pumps are now being seen as a cleaner, more sustainable way of heating your home. Essentially, a heat pump works by moving heat energy around. In the winter, it takes heat from outside your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

However, and this is not advertised fully, without a fully insulated property, these systems will not work as efficiently as they are currently being marketed. We strongly recommend that your property is fully insulated before you consider installing a heat pump.

As of May 2022, the UK Government has launched a £450 million Boiler Upgrade Scheme that will run for 3 years, and property owners will be able to get the following grants:

- £7,500 off the cost and installation of an air source heat pump
- £7,500 off the cost and installation of a ground source heat pump
- £5,000 off the cost and installation of a biomass boiler

The Government will also waive the VAT on any heat pump and biomass boiler for 5 years, further reducing the cost of installation. For more information on heat pumps, please visit the Government website link:

https://www.gov.uk/government/news/five-reasons-to-get-a-heat-pump

About the property: location

Grounds

Front: Low wall, steps up to front door, driveway at the side of the property with a timber fence and side gate to rear garden

Rear: Patio and lawn bordered by timber and brick fences

Location

The property is situated in a residential area.

Neighbouring properties are of similar size and type.

Facilities

Nearest shops and other facilities are within local vicinity.

Local environment

The property is situated on a reasonably level site.

No environmental search has been undertaken.

Other Local Factors

We strongly advise that prior to exchange of contracts you should return to the property on several occasions, particularly in the evening and weekends.

This is to establish who your neighbours are and whether the way in which they occupy their property may produce unreasonable levels of sound transmission.

We would recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

Your legal advisor should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail, and air) which could impinge upon your quiet enjoyment of the property.

In converted or adjoining properties, high levels of transmission from one unit to another may cause disturbance.

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.

Other local factors

Broadband speed available at this postcode

A Broadband speed of 5 **Mbps** (Download) and 0.6 **Mbps** (Upload) for Standard

80 Mbps download and 20 Mbps upload for Superfast

1,000 Mbps download and 220 Mbps upload for Ultrafast

Source OFCOM.com

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	5 Mbps	0.6 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1000 Mbps	220 Mbps	✓

Networks in your area - Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

E Outside the property

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above-ground defects which relate to defective foundations or signs of defective foundations. You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil regarding fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered later.

As it was not raining at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings etc. are totally watertight.

It should be appreciated that parts of the property are circa 5 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard must be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building. This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Our external inspection was limited to those areas that could be seen from ground level within the boundaries or from the public highway and rights of way.

1 2 3 NI

E1 Chimney stacks

There are no chimneys at the property.	NI

E2 Roof coverings

1

The roof is pitched and ridged and clad with concrete tiles, all in satisfactory condition.

There are solar panels fitted to the roof.

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering which seems in a satisfactory condition. There are “dry” verges were visible to the side elevation and were seen to be in a satisfactory condition. Dry verges are roofing elements designed to finish and seal the edges of a roof where it meets the gable end, providing a weatherproof barrier without the use of mortar.

Weather detailing is of lead type and was seen to be in a satisfactory condition with no tears or splits noted.

The roof was seen to be in an adequate condition at the time of the inspection. The roof covering will deteriorate over time, either in part or in full, depending on how long you own the property, and you should budget accordingly for this work.

You should get your legal advisor to check to see if any works have been undertaken on the roof recently, and if so, they should ask for the guarantees / warranties if these are in existence.

- *It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs, and this can be expensive. Repair works involving over 25% of the area of a roof will need Building Regulation permission unless undertaken by a member of the ‘Competent Person Scheme’, such as a competent roofer.*
- *The edge of a pitched roof as it meets the gable end is called a verge. Tiles on the verge are often mortared to prevent rain and wind from getting underneath the tiles When the mortar on a verge starts to crack or crumble then there is a risk of leaks from water being blown into the roof space. Roofs, which use mortar to fix the edges, are called “wet verge” roofs. Mortar will naturally deteriorate over time. This is due to weathering and natural movements within a building, which lead to the mortar becoming dislodged. This will result in cracks forming in the mortar – and where there are cracks there are potentials for leaks and other issues The roof verge will need to be re-bedded with mortar. This is generally a straightforward thing to do.*

E3 Rainwater pipes and gutters

1

Guttering and downpipes are of a plastic type and are shared with the neighbouring property. The pipes are believed to discharge into a main drain, but this should be confirmed by your legal advisor during pre-contract enquiries. Rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted. A suitable number of support brackets appear to have been provided at regular intervals.

As the rainwater goods are shared with the neighbouring property your legal advisor should explain all rights and obligations in this respect.

- *It is recommended that you allow for routine inspection and cleaning out of the gutters, gullies, and downpipes at least once a year.*
- *In nature typically having a limited life expectancy of between 10 and 15 years, rainwater pipes and gutters should therefore be treated as an item for routine repair or renewal.*

E4 Main walls

The main walls are of cavity masonry construction.

The property is of cavity masonry construction, and it is assumed that the cavity is filled with an insulation. This should be verified by further investigation by drilling a hole within the face of the brick/mortar joint and inserting a borescope which will confirm its presence.

Weep holes were evident, these allow for the drainage of water; they are designed to let water escape from behind the wall, preventing moisture build up and potential damage.

Airbricks were also seen around the base of the external walls; these are specially designed bricks or blocks with perforations or openings that allow air to flow through it. The primary purpose of an air brick is to provide ventilation to spaces beneath floors or within cavity walls.

Openings appear square to the eye with no signs of any significant movement or distortion noted. Normal repair and redecoration required.

Walls and openings, where visible, appear satisfactory for a property of this age and type with no signs of any significant movement or distortion noted. The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs, and hedges.

An inspection of the external surfaces of the main walls was made from ground level.

The damp proof course is between 75mm and 210mm above ground level.

Lintels were visible on the ground floor only, but it is assumed that these are in satisfactory order as there were no signs of cracking or distortion. Not inspected.

- *The walls are of cavity masonry construction. This construction consists of two separate walls in proximity, commonly referred to as the outer leaf wall and inner leaf wall, connected with (typically) metal wall ties. These two walls have a gap between them which is beneficial for filling with insulation, depending on the width of the cavity. This method can be conducted during the original construction or retrofitted into the building by drilling holes between the brickwork and pumping a form of insulation in. Well-constructed and detailed cavity walls are typically better than solid walls at preventing damp penetration and retaining heat. Cavity wall construction usually features metal wall ties that hold the separate walls in a fixed state preferably an equal distance apart. Failure of metal ties used can cause horizontal cracks due to the expansion of the wall ties and in the worst cases instability of the wall. Owing to the conditions of the survey we have not inspected the wall cavity, as this would require invasive measures. As such we cannot comment on the condition of wall ties (if any), or on the level of insulation fitted (if any).*
- *For safe access, scaffolding or access equipment will be needed for most repairs at height to the walls and this can be expensive. Repair works are best carried out by a competent building contractor.*
- *To minimise the risks of damp penetration and decay, it is essential to always maintain the exterior of the property in good order.*
- *Replacement and repair mortars should be as similar as possible to existing or surrounding mortars in chemical composition and physical appearance; this ensures the best material compatibility and visual continuity, and it encourages similar weathering. A mortar can fail to perform its function for various reasons, and material composition is just one of several factors to be considered. A mortar which was originally well formulated and applied can still struggle if it is not able to fulfil what is now being asked of it; coping with the effects of poor maintenance, such as ivy growth or blocked and overflowing rainwater systems, or when its requirements have changed over the life of the building. When looking to devise a replacement or replicate mortar, it is important to look closely at a mortar's suitability for its present role, the current condition of the building and its constituent materials. Further to this, the quality and longevity of a mortar is equally dependent upon the use of good quality materials, correct specification, skilled workmanship, and sustained maintenance.*
- *The purpose of a Damp-Proof Course is to prevent moisture from the outdoor environment and the ground rising through the brickwork via capillary action, which can render the walls damp and the building unusable. Ground-level damp proof courses have been mandatory in all British buildings since the Public Health Act of 1875.*

E5 Windows

1

The windows are uPVC double glazed units with locking handles. Keys were available. Some windows have trickle vents fitted.

Window openings are square to the eye with no signs of any significant movement or distortion noted.

- *Routine maintenance is advised to keep the windows functioning adequately. Hinges and locking mechanisms will need to be regularly lubricated to prolong their lifespan and efficacy.*
- *Windows can suffer from high levels of condensation, particularly during cold weather. This can be difficult to manage but is often minimised by good heating and ventilation. Any mould growth is best cleaned with dilute bleach.*
- *Any new or replacement window (and door) frames that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your legal advisor to check whether these frames comply and whether there is a guarantee available.*

E6 Outside doors (including patio doors)

The entrance door to the property is of composite material and there is a multipoint locking mechanism lock. The rear door to the property is of white composite material. Both doors are in satisfactory condition; however, general care and maintenance will be required to prolong the life span and functionality of the doors.	1

E7 Conservatory and porches

1

CONSERVATORY

There is no conservatory at the property.

PORCH

There is a storm canopy present over the front door, this is uPVC construction. Seen to be in satisfactory condition.

E8 Other joinery and finishes

1

The soffits and fascia fitted to the exterior roof line are of uPVC and appear in reasonable condition. General maintenance is necessary to preserve their lifespan.

E9 Other (Grounds)

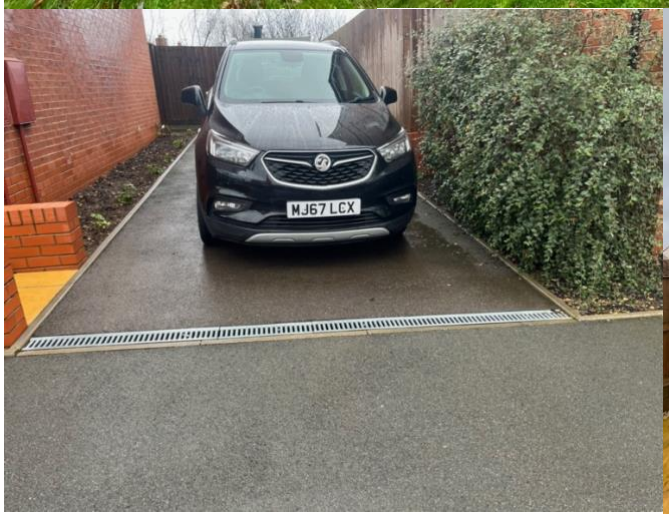
Driveways / Fences / Trees / Pathways

1

The proximity of the tree in the next-door garden is not of concern as it is more than twenty feet away. Trees should be more than twenty feet from a property due to possible damage to drainage systems and foundations, as well as falling branches.

The fences are of timber and are in satisfactory condition.

The tarmac driveway and stone slab patio are also in satisfactory condition.



F

Inside the property

Limitations to inspection

You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

Please note the limitations to our inspection of the property internally on account of fully fitted floor coverings found within the property.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defects. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered later.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Distribution and waste pipework to the hot and cold-water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields, and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Our inspection of the roof void was limited to a head and shoulders inspection due to lack of boarding to walk on, and the risk of unseen defects must exist.

1 2 3 NI

F1 Roof structure

1

Access to the roof space was via a loft hatch to the landing. The roof structure is of trussed construction. Timbers, where visible, are adequately sized and appear to be suitably arranged, diagonal cross-bracing was in place, with no signs of any significant twisting, distortion or deflection noted and there was no evidence of any water ingress. The underfelt is a breathable membrane, and this was seen to be in a satisfactory condition with no rips or tears noted. The party walls sit neatly to the rooflines and form adequate fire breaks.

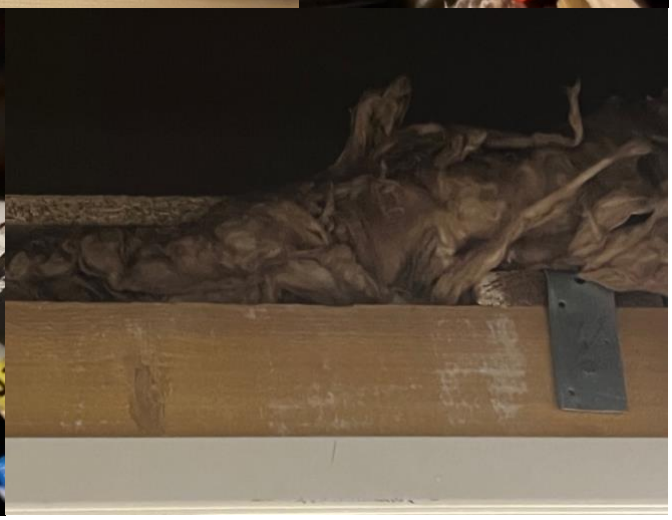
Moisture readings were taken with a handheld moisture meter and were found to be within normal tolerances, indicating that there is no damp and there were no visual signs of condensation.

There is approximately 300mm insulation which meets the current standards for conservation of heat and fuel savings and complies with current Building Regulations.

All timbers must be protected by a product to stop woodworm, we are unaware of any present treatment. Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places, and it is possible that the evidence may be concealed.

You should confirm with your legal advisor that there is a current woodworm treatment certificate, otherwise, we advise you to carry out a woodworm treatment.



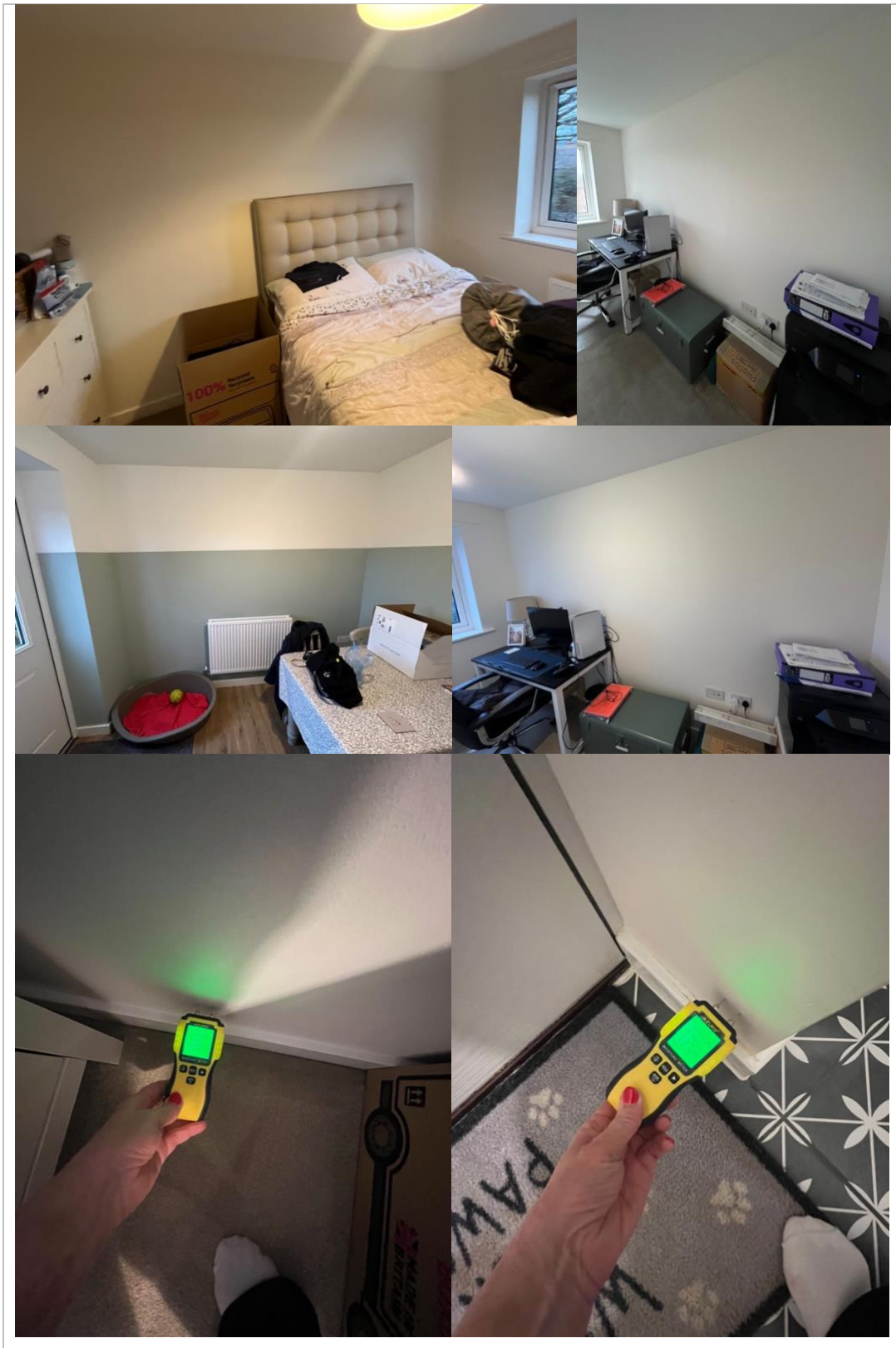



F2 Ceilings

Ceilings to the rooms have a plasterboard / papered / painted finish. All ceilings are in a satisfactory condition. Normal maintenance and redecoration must be undertaken as desired. • *The shrinkage and differential movement cracks that are visible, mainly at the corners and joints, are not serious and only minor filling and decoration will be required.*	1

F3 Walls and partitions

The internal faces of the outside walls are finished in cavity masonry construction with plaster, board, and paint. Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating. It is difficult to confirm the extent of redecoration needed when wall coverings are present, and plaster often requires replacement as finishes are stripped away. Moisture content readings were taken throughout all the walls, with an electronic damp meter and no dampness was recorded.	1



It is not possible to obtain accurate moisture meter readings from walls where they have been dry lined, either using stud battens or dot & dab adhesive. Protimeters use conductivity to measure the moisture from plaster, blockwork, timber or brickwork.

There are three common forms of damp, these are:

***Rising Damp**, which is water rising from the ground level up the wall.*

***Penetrative Damp**, which penetrates from outside through the wall in a horizontal movement.*

***Condensation**, which is caused due to lack of ventilation.*

- *Dampness is the presence of hygroscopic or gravitational moisture. Dampness gives rise to unhygienic conditions apart from reduction in strength of structural components of the building. Dampness causes the following harmful effects:*
  - *Dampness is responsible for breeding of insects and creates unhealthy living conditions.*
  - *Due to dampness, moisture can travel through walls and ceilings and creates unsightly patches and affect the aesthetics of the building.*
  - *In case of lime plaster, moisture can cause softening and crumbling of plaster.*
  - *Dampness in walls can cause efflorescence and sometimes can be responsible for deterioration of bricks, stones, tiles etc.*
  - *Wall decorations (e.g. paint) can be damaged.*
  - *Flooring can become loosened due to a reduction in adhesion when moisture enters through the floor.*
  - *When timber fittings (such as doors, skirting boards, windows, etc) comes into contact with damp walls and/or floors, it can quickly deteriorate causing warping, buckling, rot, etc.*
  - *Dampness in buildings can be very dangerous if any form of electrical fittings comes in contact with the damp surface.*
  - *Floor coverings can be damaged.*
  - *Dampness promotes and accelerates growth of termites.*
  - *Dampness breeds germs of dangerous diseases.*
  - *Metal fittings can become corroded.*
- *Condensation is present to a degree in all properties due to relatively warm, moist air from day-to-day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools, and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a difficult problem to manage, but good insulation and sensible use of heating and ventilation will help.*
- *Care should be taken when storing perishable articles, such as books and clothes, as these may deteriorate.*
- *The general shrinkage and differential movement cracks, mainly visible at the corners and openings, are not of a structural nature and only minor filling will be required, prior to redecoration*.

F4 Floors

The subfloors are of timber and solid construction with laminate, carpet and ceramic tile finishes.

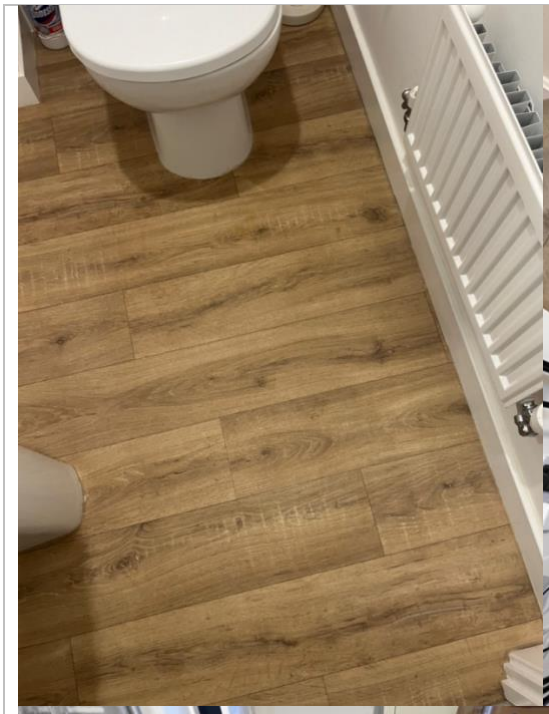
1

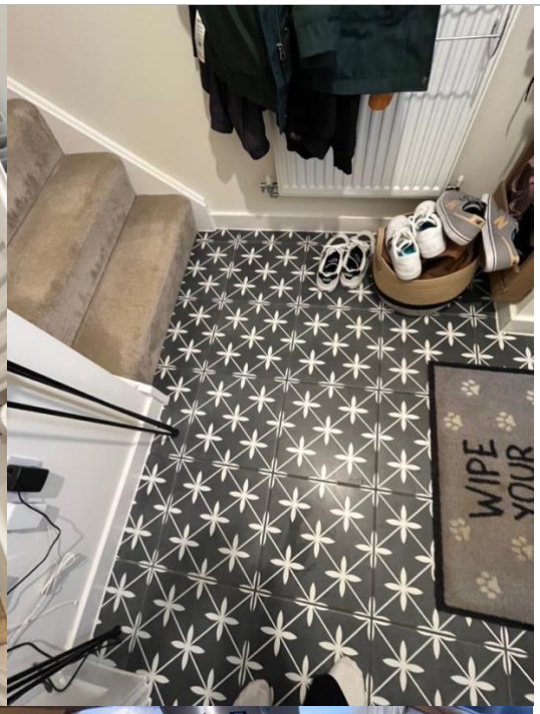
Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

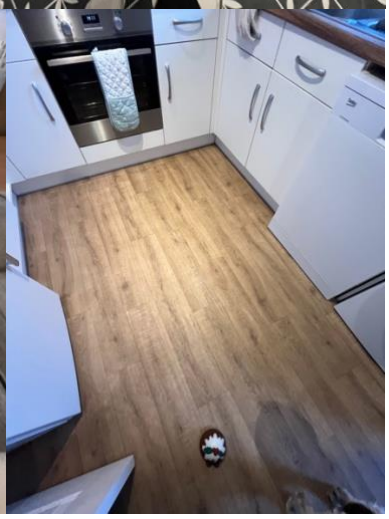
Void areas beneath suspended timber floors are not accessed during the survey as fixed floor finishes such as fixed carpets, tiles or timber laminate are not removed or lifted.

The flooring beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework, or around the bath/shower, dampness may have caused damage in the floor. We found no evidence of damage, but further investigations would be necessary to establish whether any defects exist.

Fitted coverings where they are present, and furniture inevitably restricted the detail of inspection. The risk must be accepted that concealed defects may exist beneath the floor coverings.







F5 Fireplaces, chimney breasts and flues

There are no fireplaces, chimney breasts or flues at the property.	NI

F6 Kitchen

2

The kitchen units fitted are of a modern type and are in reasonable condition, with a laminate worktop. Storage space in the kitchen is adequate with various cupboards and drawers, all in reasonable condition.

Gas hob should be tested on change of ownership. See section G2.

It was noted that the extracting hood was not seen to be working, its recommended that an electrician inspects and rectifies.

No signs of leaks were noted under the kitchen and utility sinks during the inspection, however, not all parts could be seen due to stored items.

The sealant around the kitchen and utility sinks appeared to be in reasonable condition. The sealant around the edges prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

If leaks are found when you take up occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of survey; any such leaks should be promptly rectified.

Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

- *The survey is visual in nature and low-level kitchen plinths are not removed in order to inspect the underside of kitchen base units or any associated pipework beneath the units.*
- *Your legal advisor should confirm what appliances (if any) are to be included in the sale.*

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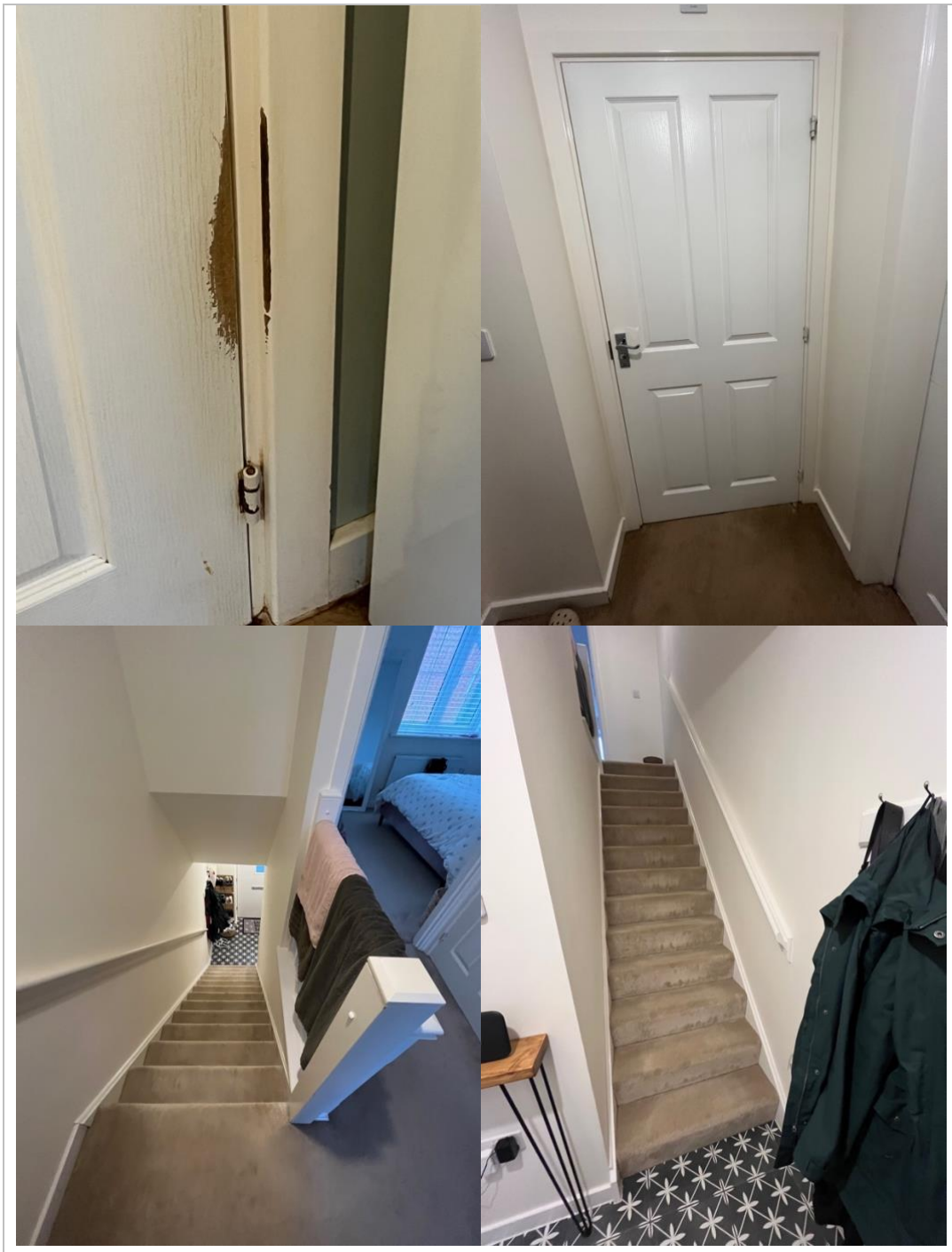
F7 Woodwork (for example, staircase and joinery)

All doors are of timber panelled type and are in satisfactory condition except for the kitchen door: the paint on the back of the kitchen door is damaged and needs redecoration. There was no twisting to the doors and all doors opened and closed correctly. The windowsills, skirtings and architrave are of painted timber and are in a satisfactory condition. The staircase is of timber type with timber newel post and handrail, both of which have been painted, these were seen to be in a satisfactory condition. All timbers should be tested for woodworm, although we did not find present infestations, that is not to say previously there may have been some. See Section F1. The provision of floor coverings where present and furniture, together with general storage, did limit the extent of our inspection. The joinery was carefully inspected where readily accessible. No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.	2



F8 Bathroom fittings

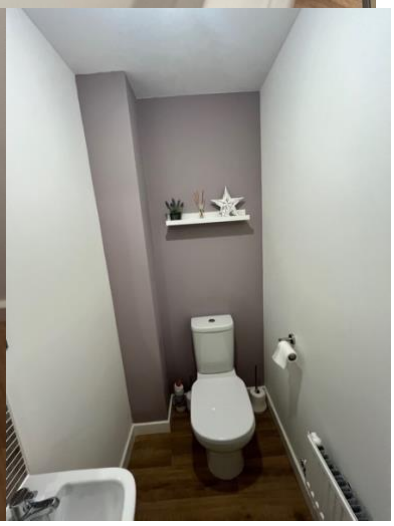
The tiling to the bathrooms is of a ceramic type and appears to be in reasonable condition. Although the bath, shower over, WCs and handbasins are all in a reasonable condition, general maintenance and cleaning will be required. The water pressure was checked at several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of demand, both within the property and in the locality. There was an extractor fan in good working order. The control of condensation can be significantly improved by installing humidity-controlled extractor fans in bathrooms, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractor fans should be operated whenever these rooms are in use. Excess build-up of condensation and	1

water vapour can lead to dampness and mould. The extractor fan will help to stop this problem from occurring.

By their nature showers generate significant amounts of steam which will in turn cause condensation. Even with a good mechanical extraction system, mould can be problematic, and you will need to remain vigilant and act at its onset. Opening windows when bathing will facilitate the prevention of the build-up of moisture which can lead to mould, damp and rot.

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.



- *The bath panel is not removed during a visual inspection and the surveyor will only report on the quality of the bathroom fixtures and fittings that are visible and accessible.*
- *All mastic sealant to sinks, shower trays and baths should be regularly checked as minor perforations to these areas can lead to leaks as well as damage to other unseen areas such as timbers, floors and ceilings.*

F9 Other (Cellars / Basements / Verandas)

Lower-Ground / Basement / Cellar There is no lower-ground, basement or cellar at the property.	NI

G 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 efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating, or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler, or other flue).

Limitations to inspection

Underground pipes and buried cables were not inspected. My inspection of the services was visual only and no tests whatsoever were carried out. I would stress that I am not a qualified service engineer. If you require further information and assurances as to the condition and capability of any services or fitments, specialists should be contacted.	

1 2 3 NI

G1 Electricity

***Safety warning**: Electrical Safety First 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 Electrical Safety First.*

Although there is no current legal requirement to have an EICR (Electrical Inspection Condition Report) provided when purchasing a property, it is strongly advised that an EIC Report is obtained before exchange of contracts, as it is not always possible to identify alterations or additions to the property or the electrical installation. This is a five-year mandatory requirement if the property is going to be rented out. Mains electric with meter. The meter is in a box on the outside of the house and the consumer unit is in the hallway. The board is a metal type with MCBs (Miniature Circuit Breakers). If any electrical works have been undertaken at any point in the property for example: • a newly installed installation. • when any new single or multiple circuits are being added to an existing installation. • when there is a change of distribution board (consumer unit). then an EIC (Electrical Installation Certificate) would be supplied, and it is a requirement for notifiable works undertaken to be reported to the Council Building Control department. Faulty and old wiring is one of the main causes or electrical fires in the home. You can reduce the risk of a fire by checking the condition of your cables, switches, sockets, and other accessories regularly. **It is strongly advised that an EICR is carried out prior to exchange of contracts, which will provide you with the information required to make informed decisions regarding any potential work required on the property and determine whether the installation appears to be in a safe condition for continued use.** Advice may include changing a distribution box/consumer unit from a plastic or older fused type to a metal Edition 18 version based on its location within the property or the properties use.	3

The five main aims of EICR are to:

- Record the results of the inspection and testing to make sure the electrical installation is safe to be used until the next inspection (following any work needed to make it safe).
- Find any damage and wear and tear that might affect safety and report it.
- Find any parts of the electrical installation that do not meet the IET Wiring Regulations.
- Help find anything that may cause electric shocks and high temperatures.
- Provide an important record of the installation at the time of the inspection, and for inspection testing in the future.

The property has solar panels fitted to the roof. Sunlight falls on the solar panels and generates DC electricity. That DC electricity is converted into household AC electricity by a Stag inverter. The AC electricity is fed into your electric meter and circuit breaker panel. It's advised that before purchase, the panels and inverter are checked by a qualified solar energy system inspector.

G2 Gas

Safety Warning: All gas or 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 OFTEC for oil installations or Gas Safe for gas installations.

There is a mains gas supply, and the meter and valve are in a box fitted to the side of the property. The supply pipe enters the property through the wall and the gas supplies the boiler.	3

It is not a legal requirement to have a gas safety certificate on change of ownership; however, it is highly recommended. This is an annual mandatory requirement if the property is going to be rented out.

Gas hob should be tested on change of ownership.

The Gas Safe website called 'Buying a new home', states:

'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up-to-date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in.

This check should include the gas meter and boiler. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'

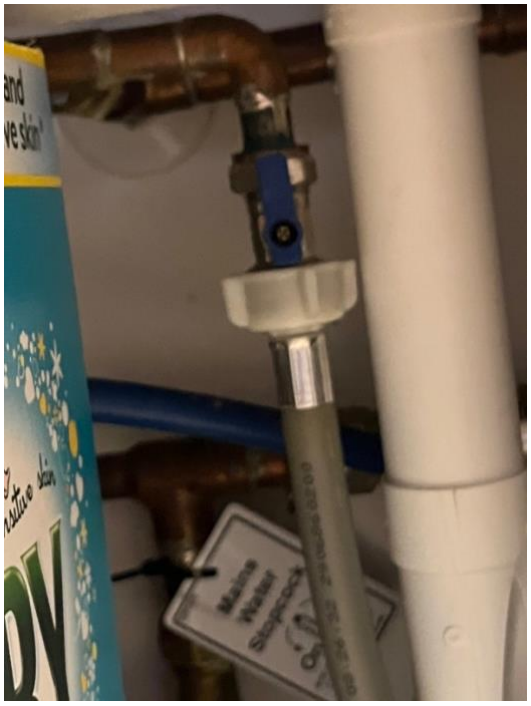
- 'Safety check' - As a minimum, this must check:
- Appliances are positioned in the right place.
- A tightness test at the gas meter to make sure there aren't any leaks.
- Any flue or chimney serving appliances are safe and installed correctly.
- There is a good supply of combustion air (ventilation) to appliances.
- The appliances are on the right setting and are burning correctly.
- The appliances are operating correctly and are safe to use.

G3 Water

Cold water is supplied directly from the mains.

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

The location of the internal stop tap is under the kitchen sink.



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G4 Heating

An IDEAL gas combi boiler is mounted on a wall in the kitchen.

Age and service history not known.

Certificates should be seen. The vendor should make them available to their legal advisor, failing this it is advised that you have the system inspected and serviced by a Gas Safe engineer prior to exchange to ensure that it is in working order and that parts are readily available so that you can budget accordingly should repairs or upgrades be advised.

A Gas Safe inspection certificate will ensure that the appliance is running safely, however a boiler service involves checking the individual boiler parts to make sure they are clean and working efficiently and is safe; this is why the service record for the boiler should be obtained, certainly if it has not been serviced yearly by a Gas Safe engineer.

3

G5 Water heating

Water is heated on demand by the boiler.	1

G6 Drainage

The property is connected to the mains drains. Sinks and wash hand basins drained promptly suggesting that there are no current blockages from the house. As part of general ongoing maintenance, drains should be regularly flushed and cleaned to ensure adequate functioning. We did not rod the drains through or carry out tests and we cannot comment on any defects which may exist in the underground drain runs. An accessible drain access cover was not found at the property. Should there be a problem, we would recommend instructing a CCTV drainage survey to ascertain the condition of the underground drainage system and likely repairs or impacts to the property. Your legal advisor should confirm that the property is connected to the public sewers and ask questions regarding their location which may be useful for future reference.	3

G7 Common Services

There are no common services at the property.	NI

G8 Other (Smoke & Carbon Monoxide Alarms)

Building Regulations state that it is ‘Highly Advisable’ for owner occupied properties to have smoke detectors on each floor. This is mandatory if properties are going to be rented out. Building Regulations make it mandatory that carbon monoxide alarms are placed near any open flue – i.e. open fire, gas fire and solid fuel / wood burner stove and by any oil or gas boiler.	3

Whilst there are smoke detectors and carbon monoxide detectors fitted to the property, these have a limited life expectancy, and we therefore recommend that these are renewed at change of ownership as a life safety system.

H Grounds

Limitations to inspection

External inspection has been from ground level within the boundaries or from public highway or rights of way.

1 2 3 NI

H1 Garages

There is no garage at the property. .	NI

H2 Permanent outbuildings and other structures

There is a timber shed at the property with a pitch roof covered with a bitumen type material. Seen to be in satisfactory condition. Permanent outbuildings and other structures are not usually subject to planning permission or Building Regulations. They are likely to be non-standard construction and may not meet building or modern habitation standards and may be cold and damp at times. As such, it should be appreciated that these structures may not be constructed to the same standard and specification as the subject property and will ultimately have a limited life. Repairs, when necessary, can sometimes result in extensive renewal which could be costly. This survey is restricted to reporting on the current condition of the outbuilding or structure.  	1

H3 Other

Boundaries:

The front boundary is defined by a low brick wall and the edge of the drive.

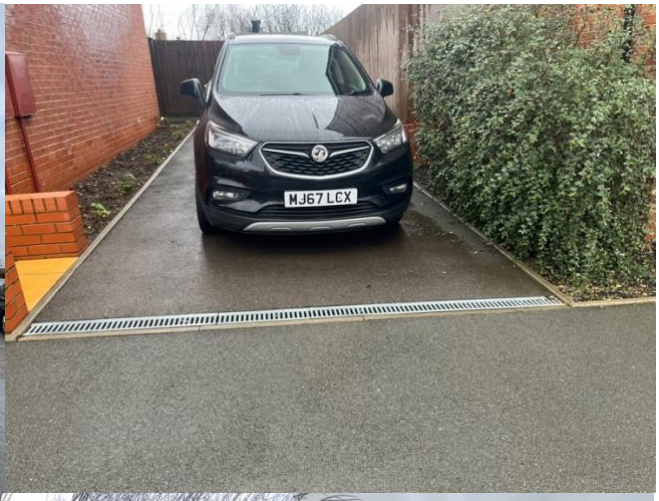
The rear boundary is defined by timber fencing.

Your legal advisor should confirm all boundaries to you, including any rights of way and obligations for the maintenance of fences.

Pathways:

There is a patio to the rear of the house constructed in stone paving slabs and seen to be in a satisfactory condition.

General on-going maintenance is required to maintain the useability and the life expectancy of the patio.

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Issues for your Legal Advisors

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

I1 Regulation

Your legal advisor should confirm whether there are any records of the service history of key appliances in the property e.g. the boiler and any other key appliances that are within the property.

I2 Guarantees

Your legal advisor should confirm with the vendor what works / improvements have been undertaken to the property over the last 10 years and to provide any relevant planning permissions, Building Regulations approvals, guarantees or warranties linked to these works / improvements (e.g., FENSA Window Guarantees, LABC, products and works guarantees such as injected Damp Proof Course etc).

I3 Other matters

Your legal advisor should explain your rights and obligations in respect of the party wall aspects of the property.

Your legal advisor should confirm the location, liability for maintenance and upkeep of all boundaries.

Your legal advisor should check for any outstanding planning applications.

J Risks

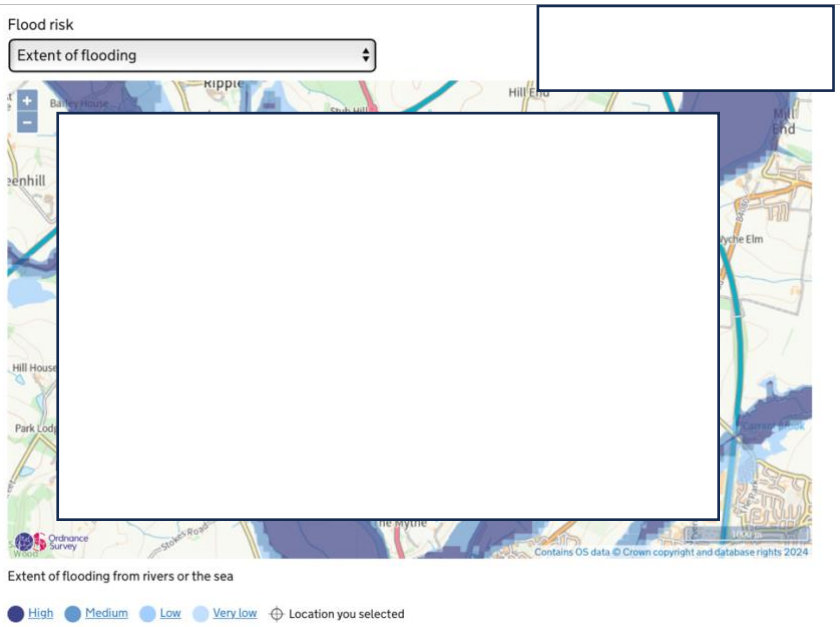
This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably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

J1 Risks to the building

Structural movement: I can find no evidence of movement to the structure of the building. No evidence of serious settlement or ground heave was found to the property at the time of my inspection. **Dampness:** Walls are brick, plaster, board, paper, paint. Subject to this the walls were tested, and no dampness was noted. **Timber defects:** No evidence of timber defects to the construction and fabric of the property. The property is of cavity masonry construction, and it is assumed that the cavity is filled with an insulation. This should be verified by further investigation by drilling a hole within the face of the brick/mortar joint and inserting a borescope which will confirm its presence.	

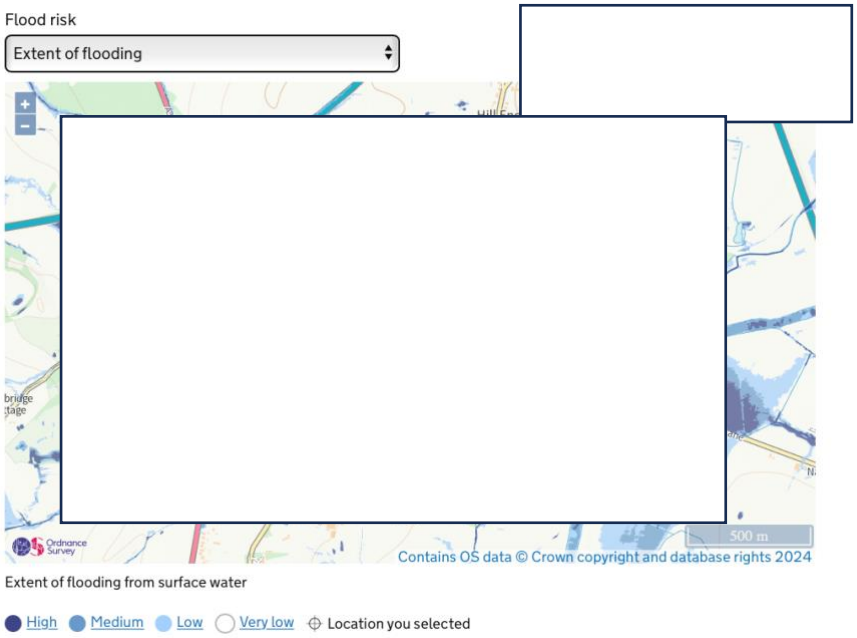
J2 Risks to the grounds

Contamination: I am not aware of any contamination affecting the property, but it is recommended that an environmental search report be obtained. **Flooding:** According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area that is at: **Rivers and Seas:** Very Low - means less than 0.1% likelihood of flooding.	



Surface Water – sometimes known as 'Flash Flooding'.

Very Low - means less than 0.1% likelihood of flooding within 15m radius of the property.

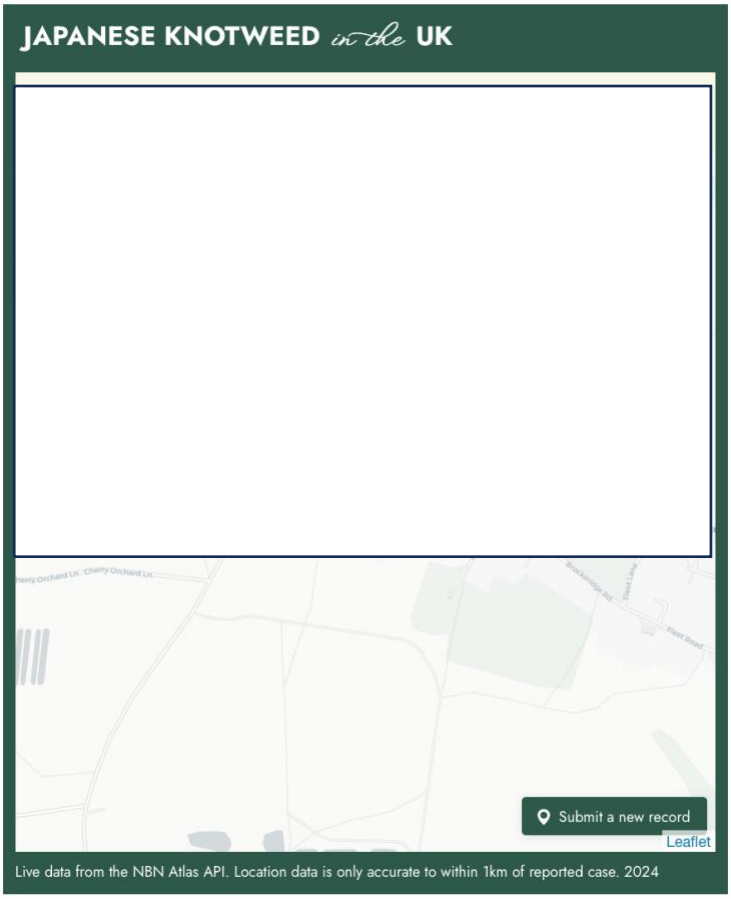


Japanese Knotweed:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even from small sections of stem or root. The plant is very difficult and costly to eradicate once established and can cause damage to building structures, underground services such as drains and to paved areas. No specific site inspection or survey has been carried out for Knotweed. If you require assurance on this point, it is recommended that you arrange for a close inspection of the land and site boundaries.

Although there are no current live reported cases near the property, you should ask your legal advisor to ask whether there is a Japanese Knotweed management plan or any associated warranty/guarantee relating to the property or neighbouring properties.

area:



J3 Risks to people

Asbestos:

At the time of inspection, no evidence of asbestos was noted.

The following link provides further information regarding areas where asbestos can be found within a property. It also provides the actions which should be followed upon the discovery of any possible asbestos - https://www.hse.gov.uk/asbestos/building.htm

Health and safety advice:

No issues or trip hazard found.

J4 Other risks or hazards

Change smoke alarms/CO detectors - Life safety systems - See G8.

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

Walls as built. Assumed insulated cavity walls. Minimum 300mm roof insulation.	

K2 Heating

IDEAL gas combi boiler. Steel radiators. TRVs (Thermostatic Radiator Valves).	

K3 Lighting

LED lighting is in 100% fixed outlets.	

K4 Ventilation

As per build. Vented extracting fan in bathroom, and in kitchen, there is a vented extracting / filtered hood.	

K5 General

It is important to try to reduce your carbon footprint and to reduce your energy costs. You should review your EPC recommendations in this respect and consider the following in addition, where appropriate: • Solar water heating These measures should be considered on a costs vs benefits analysis basis.	

Surveyor's declaration

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

Signature

For and on behalf of

Company

Dunford Penrose Surveyors Ltd Company No 13679405

Address

Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ

Email

Telephone

Website

www.dunfordpenrosesurveyors.com

Client's Name

Property Address

Date this report was produced

What to do now

If you are a prospective or current homeowner who has chosen a 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 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 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 advisors before entering any binding contract or purchase.

Description of the Level 2 Home Survey Service

The service

The Level 2 home Survey includes:

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

The surveyor who provides the Home Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property.
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- 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 consider what further advice you should take before committing to purchase the property.

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

The inspection

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

The surveyor does not force or open the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access.

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 a torch, and uses a ladder for fat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

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

Services to the property

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

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

Flats

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

Dangerous materials, contamination, and environmental issues.

The surveyor makes enquires about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

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

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

The report

The surveyor produces a report of the results of inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

A About the inspection
B Summary of condition ratings
C Condition ratings
D About the property
E Outside the property
F Inside the property
G Services
H Grounds (including shared areas for flats)
I Issues for your legal advisors
J Risks
K Energy efficiency
L Surveyor's declaration
What to do now
Description of the Level 2 Home Survey service
Standard terms of engagement
Typical house diagram

Condition ratings

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

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

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

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

NI - not inspected.

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisors

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

To the extent that any part of this notification is a restriction of liability within the meaning of the consumer rights act 2015 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisors. This general advice is given in the 'Leasehold properties advice' document.

Risks

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

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

Standard terms of engagement

The service – the surveyor provides only the standard Home Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

1 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.

2 **Terms of payment** – the fee for this service has been quoted to you via email and should be paid via BACS before the survey takes place.

3 **Cancelling this contract** – You have 14 days in which to cancel this contract which starts from the date on which this contact is entered. You agree to the services commencing from the date of this contact, even if this is within the cancellation period. You understand that you will lose your right to change your mind in relation to the services once the services are complete and you will be required to pay for any services provided within the cancellation period. Should you wish to cancel this service, please inform us in writing using the following format:

CUSTOMER CANCELLATION NOTICE

Name of Customer:

Address of Customer:

I/We hereby give notice that I/We wish to cancel my/our contract dated:

Customer Signature:

Date:

This notice should be sent to Dunford Penrose Surveyors Ltd,

Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ

Tel: 07599 910422

Email: nicki@dunfordpenrosesurveyors.com

Refund Policy: If a survey is cancelled at any point up to the day the survey is being carried out, we will refund any fees paid, less a small admin fee of £25 to cover work carried out relating to the survey administration.

4 The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

(a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or

(b) it would be in your best interests to have a Level 3 Home Survey Report or a Condition Report, rather than the Level 2 Home Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

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

6 Dunford Penrose Surveyors Ltd expressly forbid the report or any of its contents to be sold on to any other party.

Complaints Handling Procedure:

As a regulated RICS Firm, we have in place a CHP which meets the regulatory requirements. Our CHP has two stages.

Stage one of the CHP gives our firm the opportunity to review and consider your complaint in full. Our firm will try to resolve your complaint to your satisfaction. If you are not happy with our response, you will have the opportunity to take your complaint to stage two. Stage two gives you, the client, the opportunity to have your complaint reviewed and considered by an independent redress provider, approved by RICS.

Stage One:

If you have spoken to us about your complaint, please put the details of your complaint in writing. Any complaints regarding a report should be made within 14 days of receipt of the report.

We ask that you put your complaint in writing to make sure that we have a full understanding of the reasons for your complaint.

Please send your written complaint to:
James Spreckley, Director, Dunford Penrose Surveyors Ltd
Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ
Tel: 07774 107427
Email: james@dunfordpenrosesurveyors.com
Website: www.dunfordpenrosesurveyors.com

We will consider your complaint as quickly as possible and will acknowledge receipt of your complaint within 7 days. If we are not able to give you a full response, we will update you within 28 days.

Stage Two:

If we are unable to agree on how to resolve your complaint, then you should address your complaint to the:

CEDR (Centre for Effective Dispute Resolution) https://www.cedr.com/consumer/rics/
an ADR (Alternative Dispute Resolution) provider, as approved by RICS Regulatory Board.

DISCLAIMERS

The report is prepared by Dunford Penrose Surveyors Ltd, Company No 13679405. The statements and opinions expressed in the report are expressed on behalf of the company, who accepts full responsibility for these.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

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

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

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