



MERIT ESTATES

# Sample - The Address

Level 3 Survey



## Property address

The Address

## Client's name

Name

## Consultation date

19th May 2023

## Inspection date

5th June 2023



# About the Survey

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

## About the Survey

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

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

## About the report

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

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

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



## About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about these 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, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

### ! Reminder

Please refer to your **Terms and Conditions** received on the **19th May 2023** for a full list of exclusions.





## About the Inspection

### Surveyor's name

William Parker & James Gillow

### Surveyor's RICS number

1196273

### Company name

Merit Estates

### Date of the inspection

5th June 2023

### Report reference

The Address

### Related party disclosure

The client and their legal advisors.



**Full address and postcode of the property**

The Address

**Weather conditions when the inspection took place**

Sunny, Warm

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

Occupied - Furnished



# Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of the different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (an cost guidance where agreed) and recommendations for further investigations.

## Important note

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

## Surveyor's opinion of property

The surveyor has conducted a level 3 building survey in accordance with the current RICS Practice Statements, as instructed. A summary of the identifiable material defects can be found within the main body.

The surveyor has identified the following items, that should cause the buyer to delay with the purchase of the property:

1) The wiring appears to dated and is likely to not pass modern electrical safety standards. It is advised an EICR (Electrical Installation Condition Report) is obtained prior to exchange.

If the report is deemed as unsatisfactory, remedial works will be required. It may be that the property would benefit from a total re-wire. It is advised you consult an Electrician regarding the potential requirement for this.

2) Budget longer term repair works. The following report highlights remedial actions relating to the roof, pointing and external joinery. Whilst the general condition of the building is in a satisfactory state, the work should be addressed within the next few years.

The surveyor's opinion of general condition offers a summary of the following report. Further details should be found within the main body of the report. The client is entitled to a free follow-up call with the surveyor to discuss any contents herein that warrant further discussion. Any additional further advice is provided at the current charge out rate of £125 per hour plus VAT. The surveyor will not offer detailed costings for repairs but may offer verbal opinion of the cost of repair where he feels qualified to do so.



## **OBSERVATIONS & COMMENTS:**

This Level 3 Building Survey is not a detailed snagging report and no comment will be made with regards to any decorative items. The report identifies material defects and risks that may impact the buyer's decision to enter into a legal commitment.

It is important to note that the survey is non-invasive and the surveyor can only comment on the visible elements at the date of the survey. It does not cover any hidden areas of the house and is only accurate to the date of the report. Any new defects that appear after the date of the report will not be included in this service, nor will Merit Estates be liable for any loss as a result of such later defects.

This report provides a general guide as to the state of repair. No exposure work whatsoever has been carried out, the foundations have not been inspected, nor the chimney stacks other than from the ground, plasterwork has not been tested, no under-flooring inspections made unless stated and flooring where concealed by coverings was not inspected. Flues were not inspected, nor electrical, gas, water, drainage tests carried out.

## **Maintenance Costs:**

A regular inspection of your property will possibly reduce excessive repair costs. With this in mind, we attach a list of the most vulnerable parts of your property which should be looked at from time to time. If such inspections are undertaken, and action taken as necessary the future sale of the property may be made easier than if the property is not as well maintained as it should be.

Costings - Estimated costings below are accurate only to the date of the report and only to be used as a rough guide. Due to the volatility of the current buildings sector and high inflation, clients are strongly encouraged to seek formal quotations for major ticket items before proceeding.

## **Purchasers Risk:**

The purchaser is made aware in the report of certain risk areas relevant to the property which has not been fully investigated at this stage. The Surveyors await instructions to carry out recommended further investigations and to arrange for specialist reports. The purchaser proceeds to purchase in full knowledge of these risks.

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



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

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

| Document Name                                   |
|---|
| Electrical Installation Condition Report (EICR) |

| Document Name      |
|--------------------|
| Gas Safety Records |

| Document Name          |
|------------------------|
| Boiler service history |





# Condition ratings

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.

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.

1

## Elements with no current issues

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

NI

## Elements not inspected

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

NA

## Elements not applicable

Elements that have not been inspected.



# Summary of repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

| Repairs   | Cost Guidance  |
|---|----------------|
| Repointing repairs of chimneys and external walls | £70-£90 per m2 |

| Repairs                            | Cost Guidance  |
|------------------------------------|----------------|
| Roof repairs and tile replacements | £60-£70 per m2 |

| Repairs            | Cost Guidance       |
|--------------------|---------------------|
| Fasica replacement | £100-£150 per metre |

| Repairs  | Cost Guidance  |
|--|----------------|
| Re-wiring of property (if deemed necessary by Electrician) | £7,000-£10,000 |

| Repairs   | Cost Guidance  |
|---|----------------|
| New guttering & downpipe on flat roof extension (plastic) | ££50 per metre |

| Repairs                                      | Cost Guidance  |
|--|----------------|
| Replacement gutter on main house (cast iron) | ££85 per metre |



## Further Investigations

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

Jetting of drains.



# About the Property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

## About the Property

Type of property

Four bedroom detached house.

Approximate year the property was built

1930s.

Approximate year the property was extended

1940s and 1970s

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.



## Construction

Brick cavity wall construction on conventional footings.

Natural clay tile roof covering with dormers, closed valleys and hips.

A combination of timber, cast iron and aluminium windows. Single and double glazed.

Concrete flat roof side extension with felt roof covering.

## Accommodation

|                 |                                     |
|-----------------|-------------------------------------|
| No of Floors    | 3                                   |
| Living Rooms    | 3                                   |
| Bedrooms        | 4                                   |
| Bath or shower  | 1                                   |
| Separate toilet | 2                                   |
| Kitchens        | 1                                   |
| Utility Room    | 1                                   |
| Conservatory    | 0                                   |
| Other           | 3<br>Pantry, porch, reception hall. |

## Means of escape

There are three external doors on the ground floor.

There are no fire escape windows on the first or second floors.





# Energy efficiency

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

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

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

## Energy efficiency rating:

E

## Issues relating to the energy efficiency rating:

No issues identified.

## Mains services

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

| Gas                                 | Electric                            | Water                               | Drainage                            |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

## Central heating

| Gas                                 | Electric                 | Solid fuel               | Oil                      |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



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

Not applicable.

**Other energy matters**

Nothing evident at the time of our survey.



# Location and facilities

## Grounds

The complete plot external to in excess of 1/3 of an acre of mature planting with patio, vegetable patch and lawned areas. A generous drive provides ample parking and leads to a single garage.

## Location

The property is situated on the Address, an area conveniently placed for a wide range of services, amenities and recreational facilities in Ripon's picturesque and historic City centre.

The area boasts excellent access to the region's motorway network via the nearby A1M. The larger commercial centres of Teesside/Tyneside in the north, Leeds/West Yorkshire in the south, together with York and Harrogate, are within easy driving distance.

## Facilities

Four bedrooms.  
One bathroom.  
Two WCs.  
Off street parking.  
Garage.  
Gardens.

## Local Environment

All information regarding the local environment has been taken from the Sale Particulars or has been declared by the vendor to the surveyor in person during the survey. The surveyor has not conducted any searches or further investigations. Please refer to the Legal Advisor section of this report for further detail.



## Other local factors

Ripon and gypsum sinkholes:

Ripon periodically gets sinkholes; in the 1980s and 1990s, one was appearing every two to three years (Cooper, 1998). The last recorded hole was on the flood plain of the River Ure, north of Ripon (Sargent and Goulty, 2009). There was then a seven-year gap before this occurrence, which was not an unexpected event.

We advise you consult the attached link and your solicitor carries out relevant land searches.

<https://www.bgs.ac.uk/geology-projects/sinkholes-research/sinkhole-at-magdalens-close/>



# Outside the property

## Limitations on the inspection

All external elements were inspected from ground level or the use of an electronic drone. Items that are not identifiable from the surrounding public land are not covered within this report. More detailed inspections by roofing contractors are advised if there is doubt or concern.

## Chimney Stacks

(As observed from the ground, indication is given where parts of exposed chimney stack/s could not be inspected due to the lack of visual access.)

The chimneys is constructed from brick with lead flashings, cement flaunching and clay pots. one having a metal gas cowl. All chimneys appear to have been capped off and are no longer in use.

There are instances of mortar decay across the chimney stacks, with evidence of foliage growth towards the top of certain stacks. Please consult the detailed images below for more information as to their locations. It is advised the chimneys are repaired where applicable through the repointing of brickwork and repairing of cement flaunching.

It was not possible for us to inspect the base of the chimney stacks on the side elevation due to the growth of the creeper.

If the buyer wishes to reinstate the chimneys, the cement capping on each pot will have to be removed. Working chimneys should be cleaned annually.

Where chimneys are no longer in use, it is recommended that they are vented to prevent moisture build up internally.





Outside > Chimney Stacks

2. Requires Attention

Foliage growing out of top course of brickwork.  
Repointing repairs advised.

Index on Floor plan

86



Outside > Chimney Stacks

2. Requires Attention

Foliage growing out of top two courses of brickwork.  
Repointing repairs advised.

Index on Floor plan

90



Outside > Chimney Stacks

2. Requires Attention

Similarly to the chimney stack to the rear, there are small areas of pointing, notably the vertical joints are showing early signs of decay.  
Repointing required within the next three years.

It was not possible to inspect the brickwork on the base of the stack due to the growth of the creeper.

Index on Floor plan

92



Outside > Chimney Stacks

2. Requires Attention

Heat exiting the top of the chimney has resulted in a slight decaying of the mortar joints along the top 3-4 courses of brickwork.

Repointing repairs required.

Also, a small crack on cement flashing requires a patch repair.

Index on Floor plan

96



Outside > Chimney Stacks

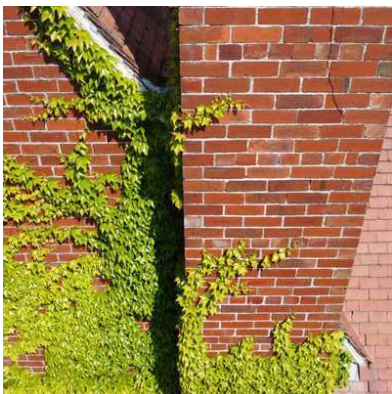
2. Requires Attention

Heat exiting the top of the chimney has resulted in a slight decaying of the mortar joints along the top 3-4 courses of brickwork.

Repointing repairs required.

Index on Floor plan

97



Outside > Chimney Stacks

2. Requires Attention

Small areas of pointing, notably the vertical joints are showing early signs of decay.

Repointing required within the next three years.

Index on Floor plan

100



Outside > Chimney Stacks

**NI. Not Inspected**

It was not possible to inspect the base of the brickwork on the chimney stack located to the side elevation, due to the growth of the creeper.

Index on Floor plan

101



Outside > Chimney Stacks

**2. Requires Attention**

Salt efflorescence identified toward the base of the chimney stack and also on our internal inspection.

Indicating higher levels of moisture.

External pointing repairs advised to prevent water ingress.

Index on Floor plan

109



Outside > Chimney Stacks

**2. Requires Attention**

Foliage growth in mortar joints on the top course of brickwork of chimney stack.

The growth is likely to be a result of water ingress and a decaying of the mortar joints.

Clearing and repointing is advised.

Index on Floor plan

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Outside > Chimney Stacks

2. Requires Attention

Foliage growth in mortar joints on the top course of brickwork of chimney stack.

The growth is likely to be a result of water ingress and a decaying of the mortar joints.

Clearing and repointing is advised.

Index on Floor plan

120





86 ● Outside > Chimney Stacks  
90 ● Outside > Chimney Stacks  
92 ● Outside > Chimney Stacks  
96 ● Outside > Chimney Stacks

97 ● Outside > Chimney Stacks  
100 ● Outside > Chimney Stacks  
101 ● Outside > Chimney Stacks  
109 ● Outside > Chimney Stacks

117 ● Outside > Chimney Stacks  
120 ● Outside > Chimney Stacks





## Roof Coverings

(Roof slopes which cannot be seen have been specifically excluded although attention is drawn to their presence. All as observed from the ground and with the use of a 3m extendable ladder).

The main house pitched roofs are of conventional construction and properly designed to allow the rainwater to run off into the gutters.

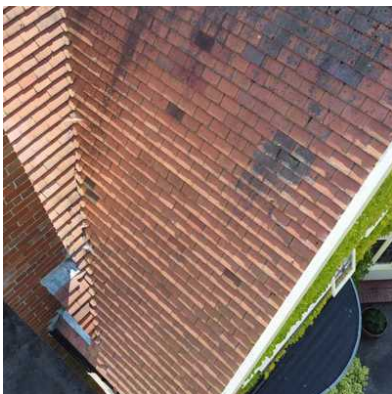
The roof was not showing recent or obvious signs of movement or sagging. The ridge and hips appeared to be sound with no distinct sagging evident across each element of the covering.

It is clear that the roof has undergone repairs over the years, with several replaced tiles evident. Further repair works are required to ensure the property does not suffer from water ingress (please see images below for further details as to the location of the proposed repairs).

The cement filleting on the ridge of the main covering would benefit from repointing in areas.

It is advised the closed valleys are cleared on a periodic basis to protect the structure.

It is recommended that roofs are inspected annually or soon after any major storms. Any movement/gaps in the covering should be addressed urgently.



Outside > Roof Coverings

1. No Current Issues

No current issues. Historic repairs evident.

Index on Floor plan

84



Outside > Roof Coverings

1. No Current Issues

No issues identified with lead covered flat roof.

Index on Floor plan

85



Outside > Roof Coverings

2. Requires Attention

Cracked tile below line of ridge requires replacing.

The cement mortar filleting in in the ridge is decaying in areas and requires repointing.

Index on Floor plan

87



Outside > Roof Coverings

2. Requires Attention

One small cracked tile requires replacement, left of roof light.

Index on Floor plan

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Outside > Roof Coverings

1. No Current Issues

No issues identified in closed valley.

Index on Floor plan

89



Outside > Roof Coverings

1. No Current Issues

Evidence of historic repairs on replaced tiles.

Index on Floor plan

93



Outside > Roof Coverings

2. Requires Attention

Slipped tile requires repair.

Index on Floor plan

94



Outside > Roof Coverings

2. Requires Attention

Several cracked or slipped tiles in this location.  
Evidence of historic replacements and repair work.

Index on Floor plan

95



Outside > Roof Coverings

2. Requires Attention

Two missing tiles below ridge. Repairs required.

Index on Floor plan

98



Outside > Roof Coverings

2. Requires Attention

One cracked tile on bottom row, requires replacement.

Index on Floor plan

99





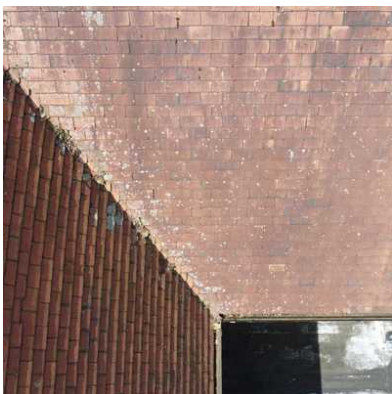
Outside > Roof Coverings

1. No Current Issues

No distinct issues with dormer ridge.

Index on Floor plan

102



Outside > Roof Coverings

2. Requires Attention

Build up of debris in valley, requires clearing to prevent water ingress.

One slipped tile identified on rear covering. Requires repair.

Index on Floor plan

103



Outside > Roof Coverings

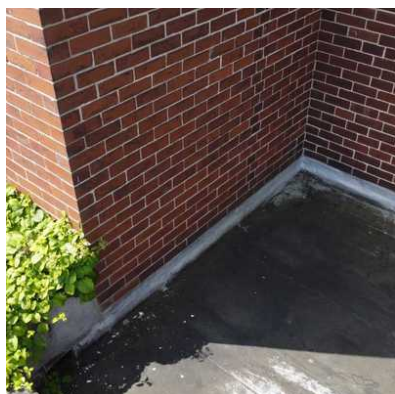
1. No Current Issues

No issues with covering, few repaired tiles evident.

Index on Floor plan

104





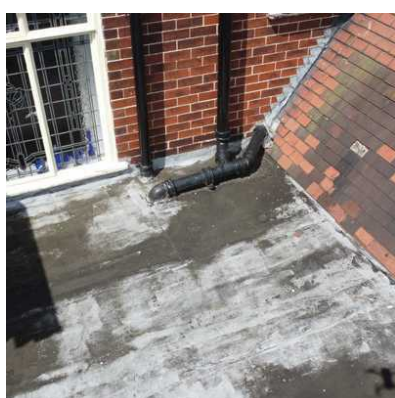
Outside > Roof Coverings

1. No Current Issues

No issues identified with flat parapet roof.

Index on Floor plan

105



Outside > Roof Coverings

3. Requires Urgent Attention

No issues identified with flat parapet roof.

Missing tile identified on sloped roof covering.

Index on Floor plan

106



Outside > Roof Coverings

1. No Current Issues

Flat parapet roof appeared to be in sound condition, with no standing water identified at the time of survey. Please note, it hadn't rained for a few days.

It is advised the area is observed in a downpour to ensure it drains effectively.

Index on Floor plan

107



Outside > Roof Coverings

1. No Current Issues

No major issues identified.

Index on Floor plan

108



Outside > Roof Coverings

1. No Current Issues

No major issues identified.

Index on Floor plan

110



Outside > Roof Coverings

1. No Current Issues

Evidence of numerous replaced tiles.

Index on Floor plan

111



Outside > Roof Coverings

1. No Current Issues

Flat felt roof covering appears to be in sound condition.

A regular inspection is highly advised. Ensure no foliage or moss growth is present.

The flat roof could benefit from a gutter and downpipe of its own, as it is currently draining directly onto the floor. It is impacting the moisture levels on the external render, see external walls section.

Index on Floor plan

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Outside > Roof Coverings

2. Requires Attention

Three cracked tiles requiring replacement.

Index on Floor plan

113



Outside > Roof Coverings

2. Requires Attention

Evidence of several replaced tiles.

Some tiles have also slipped slightly and require repair.

Index on Floor plan

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Outside > Roof Coverings

2. Requires Attention

Two cracked clay ridge tiles will require replacement within the next few years.

There also appears to be a build up of moss between the cement filleting joints. It is advised the ridged is repointed within the next 5 years.

Index on Floor plan

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Outside > Roof Coverings

1. No Current Issues

No issues with covering.

Index on Floor plan

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Outside > Roof Coverings

2. Requires Attention

Early levels of moss growth on shaded elevation of roof covering.

It is advised the area is cleaned on a periodic basis. This will help prevent build up of debris in gutters, and assist in preventing the tiles from becoming porous.

Index on Floor plan

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Outside > Roof Coverings

1. No Current Issues

Evidence of 3-5 replaced tiles on rear elevation covering.

Index on Floor plan

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- 84 ● Outside > Roof Coverings
- 85 ● Outside > Roof Coverings
- 87 ● Outside > Roof Coverings
- 88 ● Outside > Roof Coverings
- 89 ● Outside > Roof Coverings

- 93 ● Outside > Roof Coverings
- 94 ● Outside > Roof Coverings
- 95 ● Outside > Roof Coverings
- 98 ● Outside > Roof Coverings
- 99 ● Outside > Roof Coverings

- 102 ● Outside > Roof Coverings
- 103 ● Outside > Roof Coverings
- 104 ● Outside > Roof Coverings
- 105 ● Outside > Roof Coverings
- 106 ● Outside > Roof Coverings



## MERIT ESTATES

107 ● Outside > Roof Coverings  
108 ● Outside > Roof Coverings  
110 ● Outside > Roof Coverings  
111 ● Outside > Roof Coverings

112 ● Outside > Roof Coverings  
113 ● Outside > Roof Coverings  
114 ● Outside > Roof Coverings  
115 ● Outside > Roof Coverings

116 ● Outside > Roof Coverings  
118 ● Outside > Roof Coverings  
119 ● Outside > Roof Coverings



## Rainwater pipes and gutters

(Reference is made to areas which it was not possible to inspect. Unless it was raining at the time of inspection it might not be possible to state whether the rainwater fittings are watertight or properly aligned. Gutters have been inspected within the limited of a 3m extendable ladder.)

As it was not raining at the time of the inspection it was hard to tell if all the joints were watertight but there was no obvious sign of staining on the walls or joints.

There is an isolated area of guttering that is in very poor condition. This short-run gutter is located on the corner of the front left elevation. Historic repair works are evident, however they appeared to have failed and a replacement of the rainwater goods in this area are highly advised.

Please note, the small flat roof covering on the side extension does not have any form of rainwater catchment system. Water is simply running straight off the covering and onto the floor directly below. This is also impacting the levels of moisture on the external render. It is advised a gutter and downpipe is installed to prevent further decaying of the external walls.

Gutters, traps and downpipes should be cleared annually and kept free of debris to prevent damage to the main structure.



Outside > Rainwater pipes and gutters

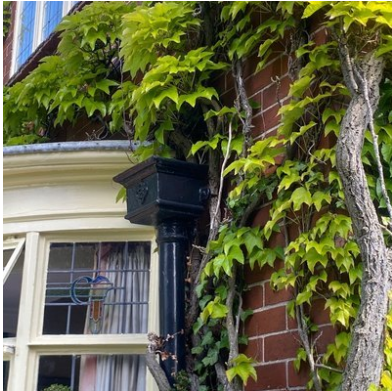
1. No Current Issues

No issues with hopper on left hand bay.

Index on Floor plan

6





Outside > Rainwater pipes and gutters

2. Requires Attention

Creeper grown behind hopper.

Currently still attached to fall pipe from bay roof covering. Observe to ensure the hopper continues to catch the water.

Index on Floor plan

10



Outside > Rainwater pipes and gutters

2. Requires Attention

Be aware of hopper behind foliage, requires clearing out.

Index on Floor plan

17



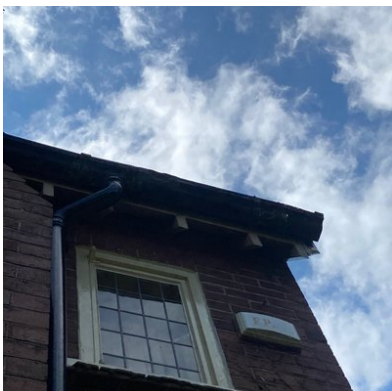
Outside > Rainwater pipes and gutters

2. Requires Attention

Flat roof requires water catchment system, water currently draining directly onto floor and impacting the external render.

Index on Floor plan

24



Outside >  
Rainwater pipes and gutters

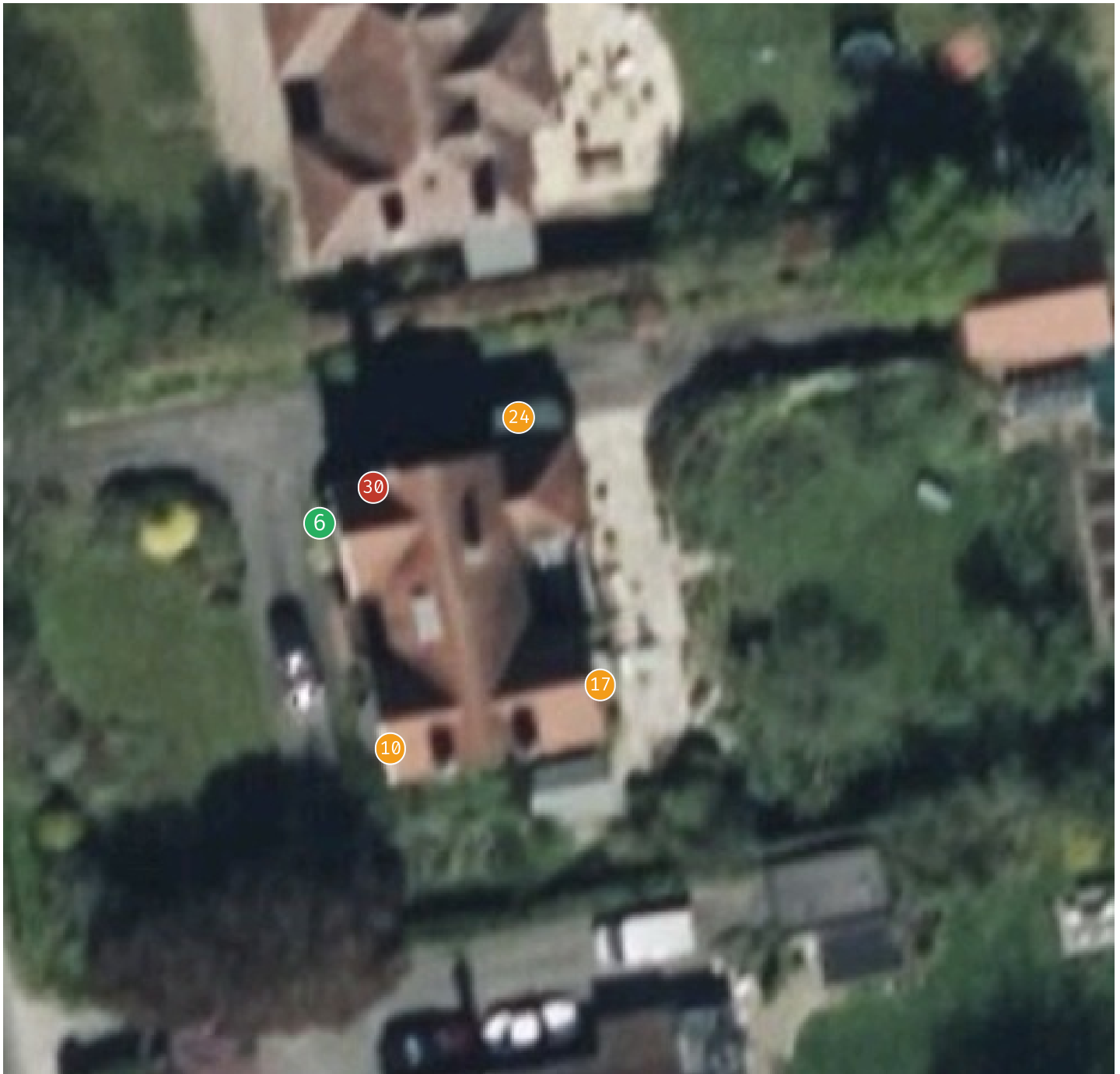
3. Requires Urgent  
Attention

Severely decayed gutter, requires replacement.

Index on Floor plan

30





6 ● Outside > Rainwater pipes and gutters

10 ● Outside > Rainwater pipes and gutters

17 ● Outside > Rainwater pipes and gutters

24 ● Outside > Rainwater pipes and gutters

30 ● Outside > Rainwater pipes and gutters



## Main walls

(The main outside walls have only been inspected from ground level. In the absence of instructions to fully expose the foundations you must accept the risks of unseen defects. However, unless mentioned below, the Surveyor has not noted any above ground defects which have been caused by defective foundations. Nor has the Surveyor noted any above ground defects likely to affect the foundations or signs of defective foundations.)

The main walls are not showing any obvious structural issues. The visible areas of pointing are in satisfactory condition with no distinct distortions in the brick work, other than some isolated areas (highlighted in images below). Repointing of these areas is advised within the next few years.

There are several examples of historic repointing repairs, each of which appear to have been due to settlement, and are not believed to be an ongoing issue.

The DPC appears to be intact and not bridged in any places with air bricks clear where applicable.

Pointing should be maintained to protect the structure and wall ties from decay.

### Comments on cavity wall insulation

Not applicable



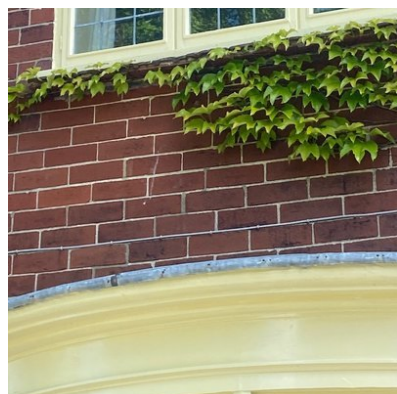
Outside > Main walls

NI. Not Inspected

Creeper limiting inspection of walls.

Index on Floor plan

1



Outside > Main walls

1. No Current Issues

Evidence of historic lintel repair, likely a result of initial settlement.  
No further movement since repair identified.

Index on Floor plan

7



Outside > Main walls

NI. Not Inspected

Limited inspection of external walls due to foliage.

Index on Floor plan

8



Outside > Main walls

NI. Not Inspected

Limited inspection due to growth of foliage.

Index on Floor plan

14



Outside > Main walls

2. Requires Attention

Slight sagging of brickwork on lintel.

Repoint and observe lintel.

Index on Floor plan

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Outside > Main walls

1. No Current Issues

Historic lintel repair identified.

Index on Floor plan

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Outside > Main walls

1. No Current Issues

Previous opening?

Index on Floor plan

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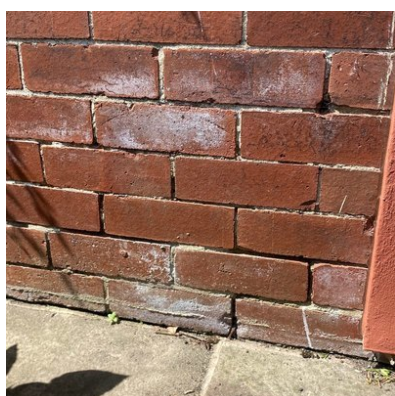
Outside > Main walls

2. Requires Attention

Render popped on flat roof extension, due to lack of gutter.

Index on Floor plan

22



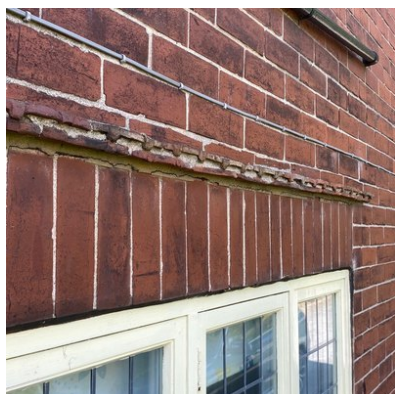
Outside > Main walls

2. Requires Attention

Small area of pointing required on decayed mortar joints.

Index on Floor plan

23



Outside > Main walls

1. No Current Issues

Historic lintel repairs evident, no further movement identified. Likely a result of initial settlement

Index on Floor plan

25



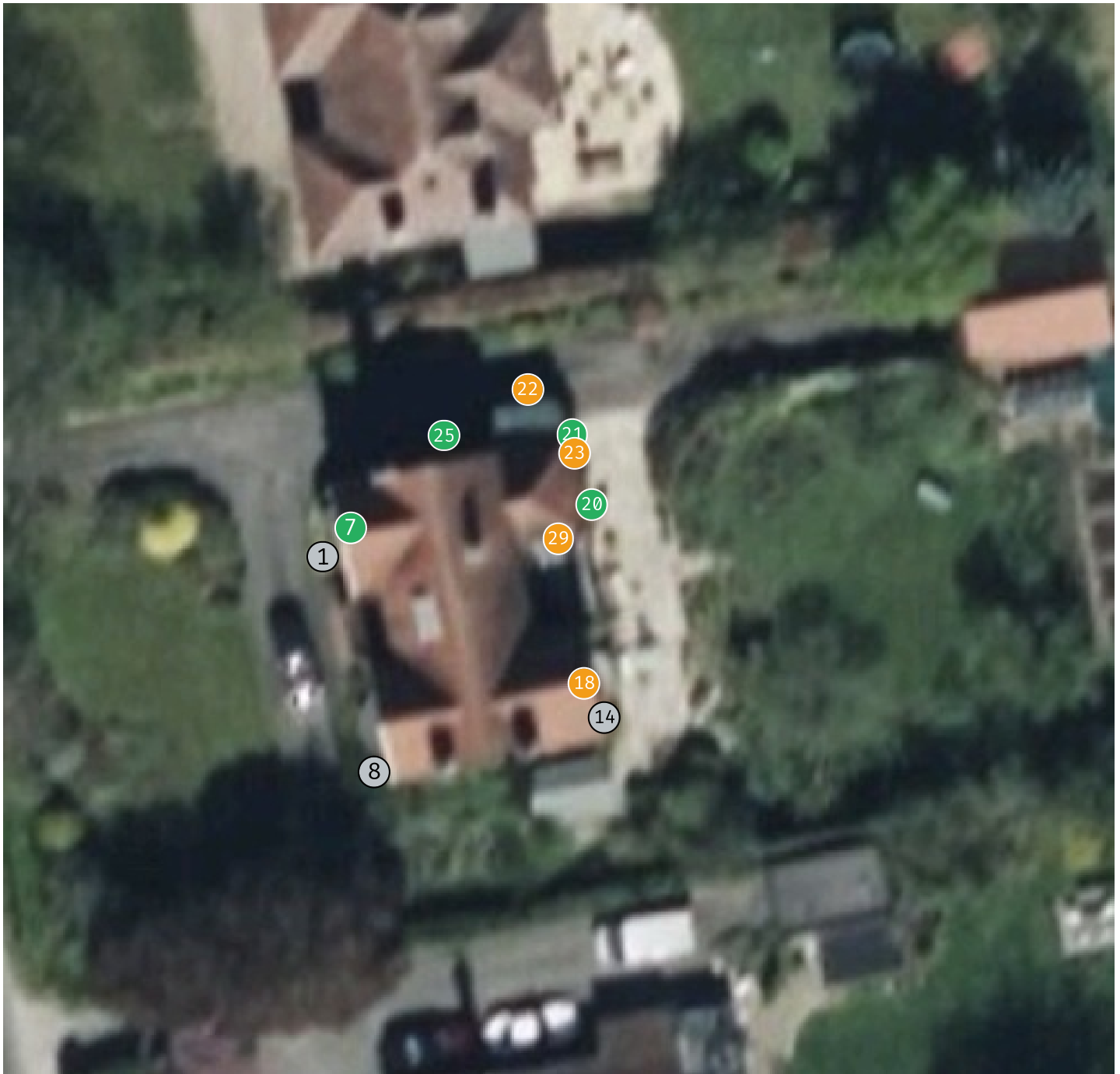
Outside > Main walls

2. Requires Attention

Cement chamfer on plinth fallen off. Repointing required to prevent water ingress.

Index on Floor plan

29



- 1 ● Outside > Main walls
- 7 ● Outside > Main walls
- 8 ● Outside > Main walls
- 14 ● Outside > Main walls

- 18 ● Outside > Main walls
- 20 ● Outside > Main walls
- 21 ● Outside > Main walls
- 22 ● Outside > Main walls

- 23 ● Outside > Main walls
- 25 ● Outside > Main walls
- 29 ● Outside > Main walls



## Windows

(Where possible, the Surveyor has attempted to operate all the windows on each elevation as part of a level 3 survey. Comment has been made on where this was not possible.)

Several windows have been painted shut and it has therefore not been possible for us to test every unit.

There are a combination of window designs and materials throughout the property.

The cast iron windows to the front elevation have been painted shut. They appear to be in sound condition and have not leaked, where viable. The frames do not appear to have rusted.

The timber units across the property appear in good condition and there appears to be no obvious signs of rot and decay on the frame, where visible.

There is a small aluminium unit in the bathroom, this window was rather stiff and difficult to open/close. A replacement may be required within the next few years.

Some of the double glazing units had misted panes, please see our comments below regarding double glazing.

### Double glazing

Over time, double glazing seals can deteriorate allowing moisture to form between the panes, thus causing misting. The presence of such moisture depends on certain atmospheric conditions which vary from time to time. Therefore, this problem will not always be evident on a single visit. If the windows have been installed for some time, the edge seals may be approaching the end of their useful life. UPVC windows should be cleaned periodically to prevent decay. Since 2002, double glazing should have either Building Regulation approval or have been installed by a contractor registered with an Association such as FENSA, CERTAS or BM Trada which have been recognised by the Government under the "Competent Person Scheme". Your Legal Advisor should check this.





Outside > Windows

1. No Current Issues

Original cast iron bay window.

Index on Floor plan

2



Outside > Windows

1. No Current Issues

Original cast iron frame bay window.

Index on Floor plan

3



Outside > Windows

1. No Current Issues

Front elevation window.

Index on Floor plan

4



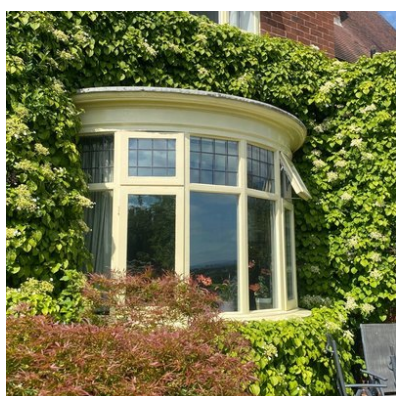
Outside > Windows

1. No Current Issues

Casement window.

Index on Floor plan

13



Outside > Windows

1. No Current Issues

Timber bay window on rear elevation.

Index on Floor plan

15



Outside > Windows

1. No Current Issues

Aluminium frame.

Index on Floor plan

27



Outside > Windows

2. Requires Attention

Misted panes on double glazing units

Index on Floor plan

44



Outside > Windows

2. Requires Attention

Misted panes on double glazing units

Index on Floor plan

49



Outside > Windows

2. Requires Attention

Aluminium window stiff and difficult to open.

Index on Floor plan

50



2 ● Outside > Windows

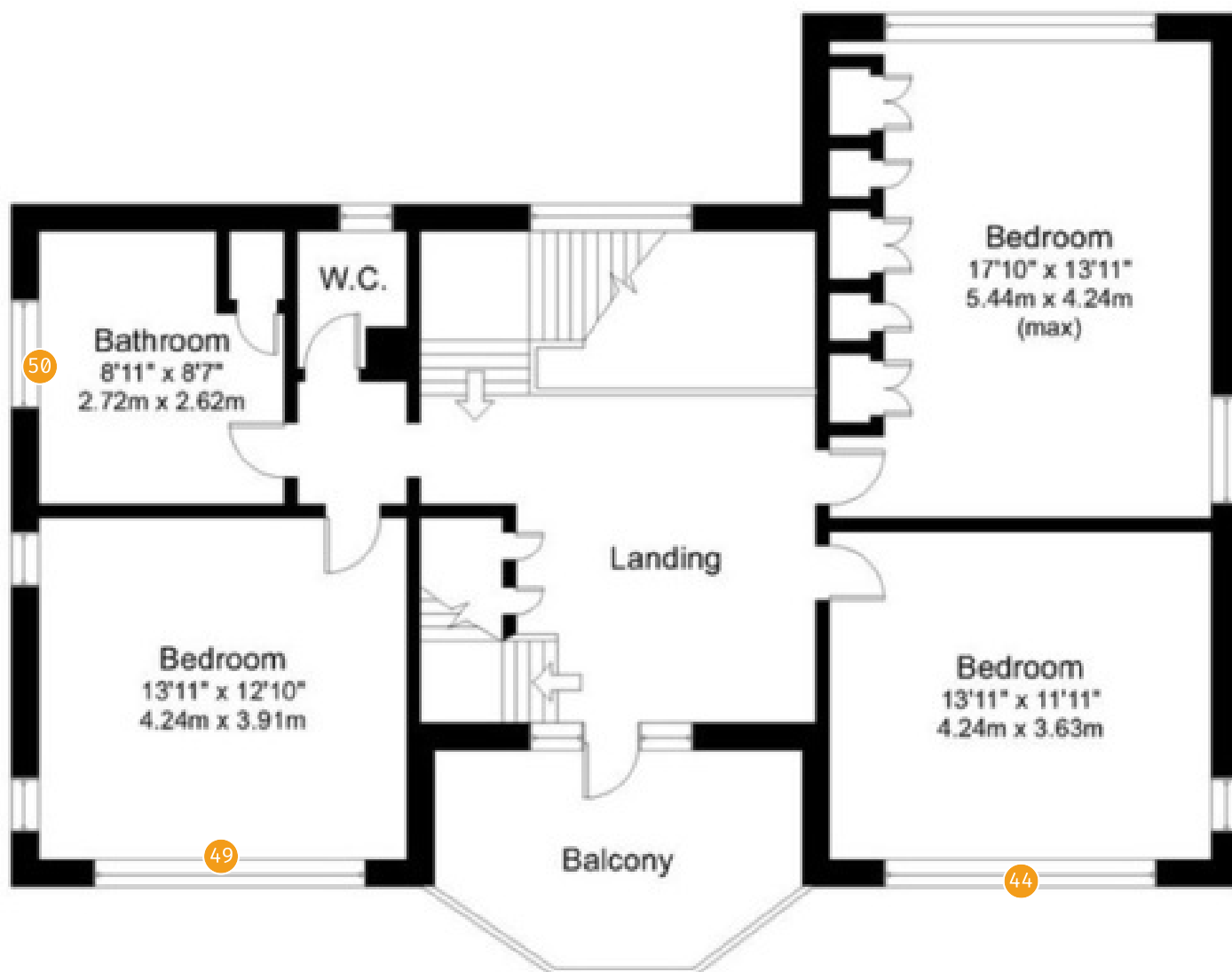
3 ● Outside > Windows

4 ● Outside > Windows

13 ● Outside > Windows

15 ● Outside > Windows

27 ● Outside > Windows



First Floor

44 ● Outside > Windows

49 ● Outside > Windows

50 ● Outside > Windows



## Outside doors (including patio doors)

All outside doors were seen to be functioning fully, although keys and locks have not been tested.

The doors opened and closed freely with the frames intact and secure.





## Conservatory and porches

The porch infill structure was stable and secure to the main building structure. The vendor informed us that the alteration was carried out in the 1970s, having previously being a open, covered area.



Outside > Conservatory and porches

1. No Current Issues

Porch infill, 1970s alteration.

Index on Floor plan

5





5 ● Outside > Conservatory and porches



## Other joinery and finishes

Most of the fascias and soffits and bargeboards appeared sound from ground level, with exception to the fascia board on the southern elevation, and a corner of the northern section.

This fascia to the south is suffering from rot and decay as result of an attacking creeper plant on this elevation. The moisture within the foliage has impacted the integrity of the timber and as a result, the fascia requires replacing.

It is also advised the creeper's growth is managed to below the line of the roof and chimney stacks. This will require regular observation.

The small area of fascia to the north elevation appears to be sucking up moisture from the external chimney stack. As mentioned previously, it is likely the chimney stack is high in moisture content due to the decayed mortar and flaunching.

Other historic repairs on the fascia boards were evident and appear to be in sound condition as a result.

The timber should be sanded and painted every 3-5 years to prevent rot.



Outside > Other joinery and finishes

1. No Current Issues

Historic repairs on fascia noted.

Index on Floor plan

9



Outside > Other joinery and finishes

**3. Requires Urgent Attention**

Creeper has attacked timber fascia, causing it to rot.

The foliage needs to be controlled and kept away from timber structures.

A replacement fascia is required.

Index on Floor plan

12



Outside > Other joinery and finishes

**3. Requires Urgent Attention**

Rotten fascia board dragging moisture from chimney stack's masonry.

Index on Floor plan

28



Outside > Other joinery and finishes

**3. Requires Urgent Attention**

Close up of creeper attacking timber fascia.

Index on Floor plan

91



9 ● Outside > Other joinery and finishes

12 ● Outside > Other joinery and finishes

28 ● Outside > Other joinery and finishes

91 ● Outside > Other joinery and finishes



# Inside the property

## Limitations on the inspection

The extent of our inspection is limited by the existing fixtures, fittings and floor coverings which are not lifted and any furniture which we do not move.

## Roof Structure

(Internal roof spaces have only been inspected where there are access hatches which are reasonably accessible. If this was not possible this has been indicated).

Please note, it was not possible to inspect the central roof structure as the loft hatch to this area was painted shut.

The two dormer roof structures are accessible via standard doors, each leading from either side of the second floor bedroom.

The surveyor entered the roof space to a safe position, to inspect the fundamental structure.

The loft space was insulated, part boarded out and one side was full of personal items, limiting our inspection.

Timber valleys and ridge boards were identified, as well as purlins. However, it was not possible to inspect the underside of the roof laths or tiles as the areas are covered with timber boards.

Loft insulation was not lifted or moved, nor were any personal possessions.

The surveyor did not identify any major structural issues from the areas that were visible. There were however, higher levels of moisture identified in isolated areas, which are believed to be directly linked to the decayed mortar joints and flaunching of some of the chimney stacks.

External repairs outlined previously should assist in drying these areas out.

Hidden or obscured areas can not be commented on. The visible areas of structure and felt were sound with no significant issues to report.

Buyers should visually inspect the roof spaces quarterly to ensure no deterioration of timber boards or light penetration from moved tiles.



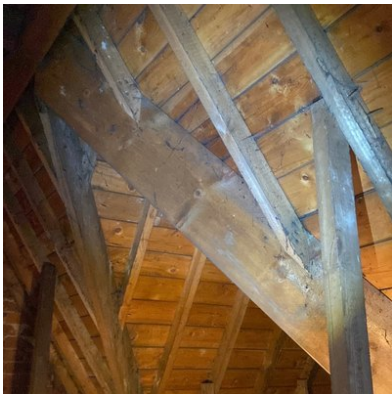
Inside > Roof Structure

1. No Current Issues

No issues on gable.

Index on Floor plan

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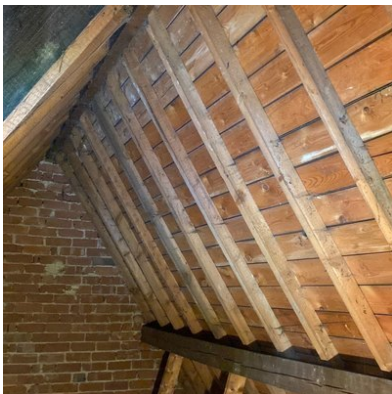
Inside > Roof Structure

1. No Current Issues

No issues with valley boards.

Index on Floor plan

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Inside > Roof Structure

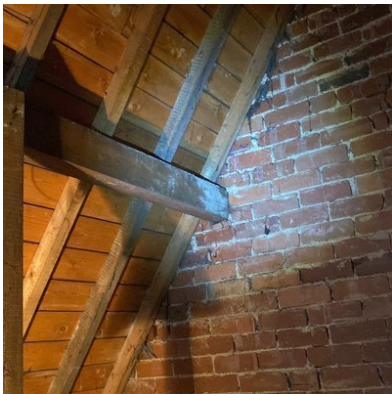
NI. Not Inspected

Not possible to inspect behind tiles due to boarding.

Index on Floor plan

33





Inside > Roof Structure

2. Requires Attention

Potentially higher moisture readings on purlin, dragging moisture from external brickwork.

Not possible to gain access to check with damp meter.

Index on Floor plan

35



Inside > Roof Structure

1. No Current Issues

Insulation.

Index on Floor plan

36



Inside > Roof Structure

NI. Not Inspected

Inspection limited due to presence of personal belongings.

Index on Floor plan

37



Inside > Roof Structure

2. Requires Attention

High levels of moisture around chimney breast.

Index on Floor plan

39



Inside > Roof Structure

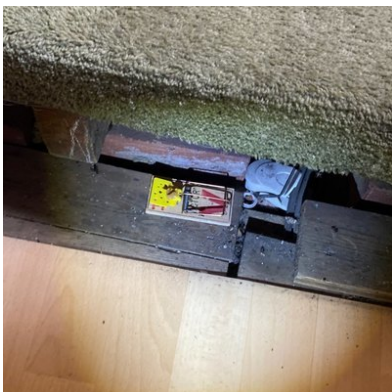
2. Requires Attention

Internal efflorescence on central chimney stack, indicating higher levels of moisture.

External repairs required.

Index on Floor plan

40



Inside > Roof Structure

No status

Potential mouse problem in roof structure.

Index on Floor plan

41



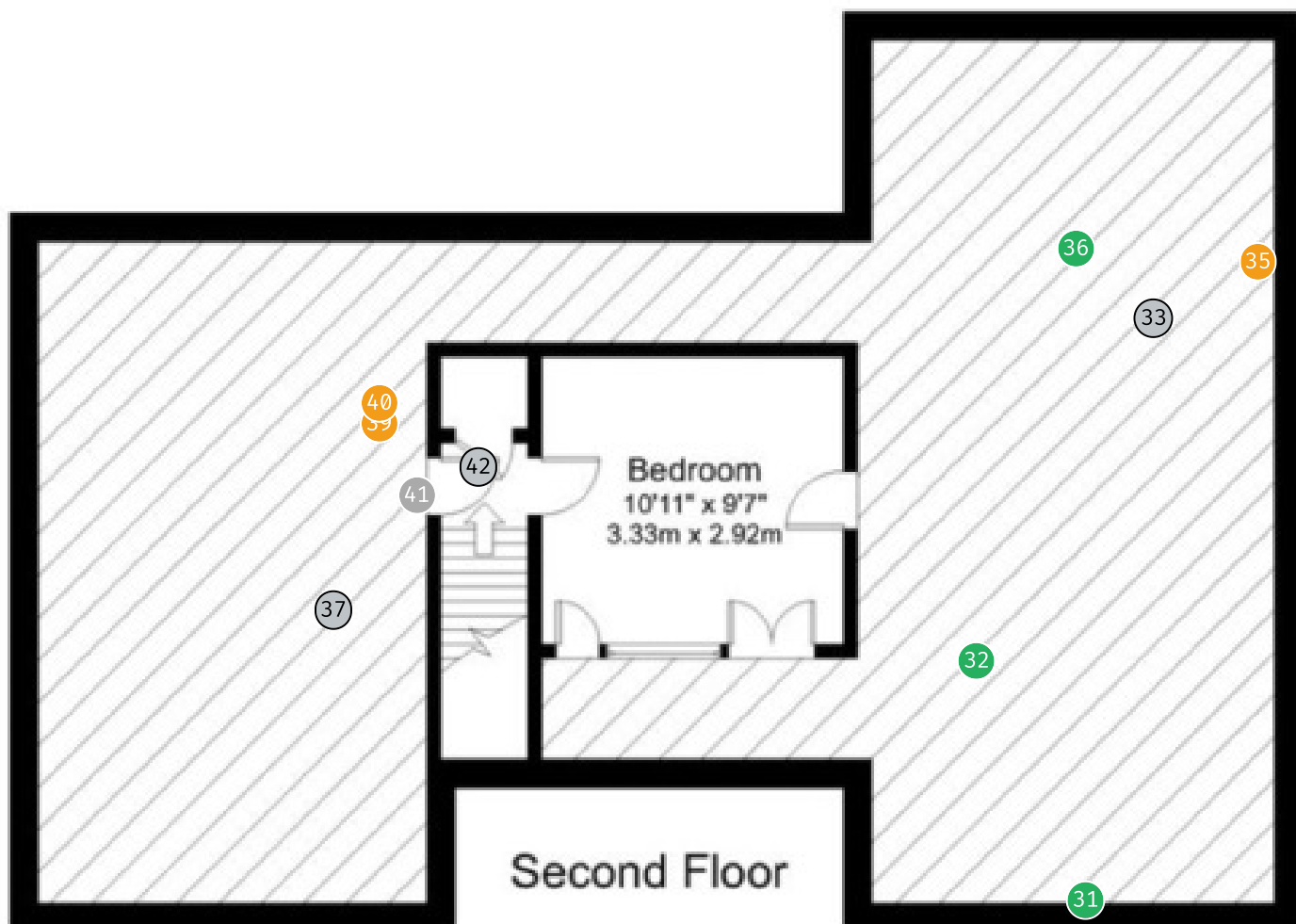
Inside > Roof Structure

NI. Not Inspected

Loft hatch painted shut.

Index on Floor plan

42



- 31 ● Inside > Roof Structure
- 32 ● Inside > Roof Structure
- 33 ● Inside > Roof Structure
- 35 ● Inside > Roof Structure

- 36 ● Inside > Roof Structure
- 37 ● Inside > Roof Structure
- 39 ● Inside > Roof Structure
- 40 ● Inside > Roof Structure

- 41 ● Inside > Roof Structure
- 42 ● Inside > Roof Structure



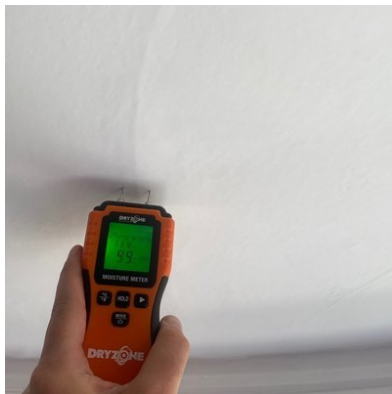
## Ceilings

(All inspected from floor level and/or with the use of a 3m extendable ladder, it has not been possible to remove false ceilings).

The ceilings did not show any issues of structural cracking or sagging.

Any hairline cracks present are decorative and will normally be repaired through the decoration process.

There were no signs of water ingress through markings in the paintwork or ceiling paper.



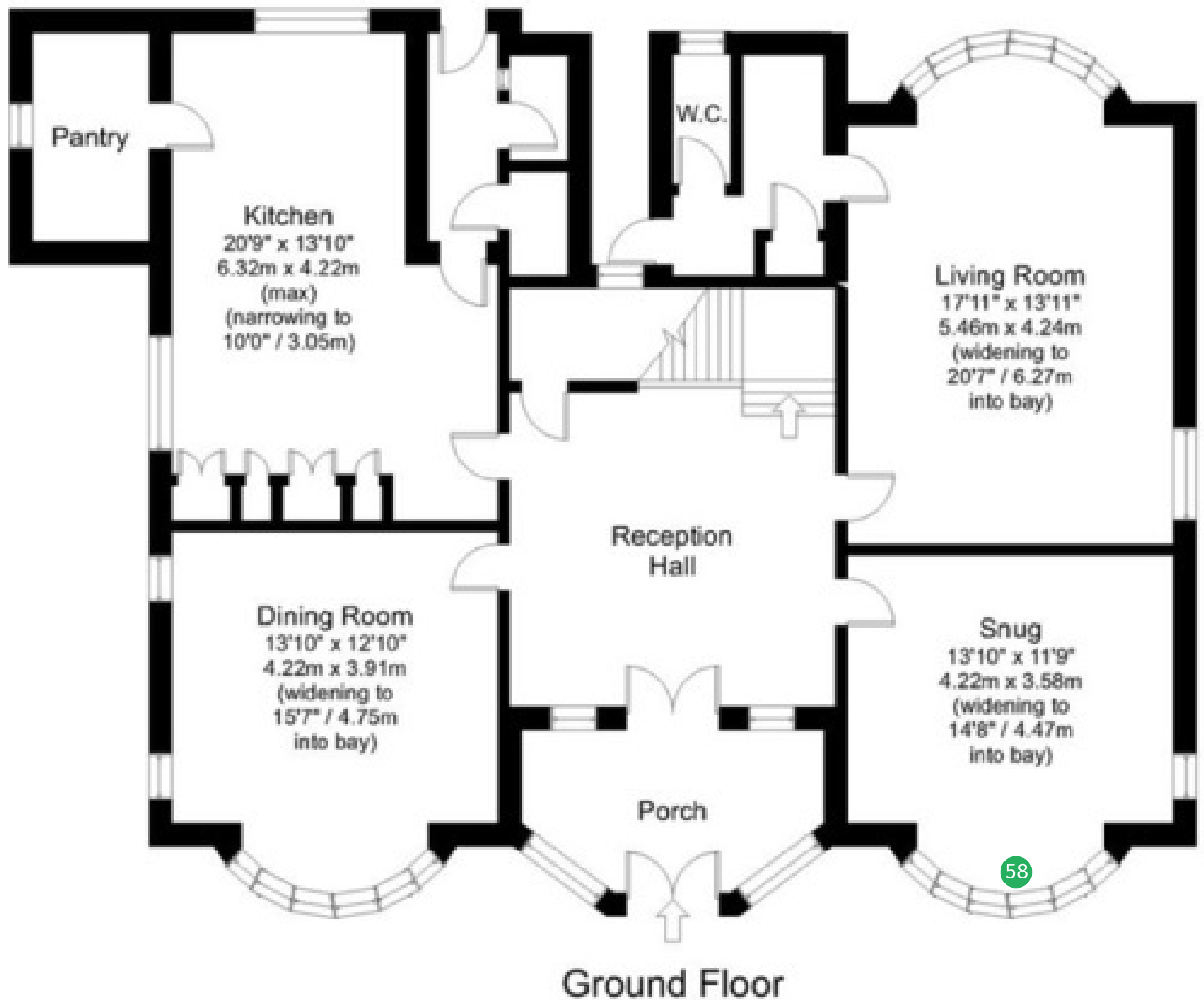
Inside > Ceilings

1. No Current Issues

9.9% moisture on ceiling in bay.

Index on Floor plan

58



58 ● Inside > Ceilings



## Walls and partitions

(All walls and partitions have been inspected from floor level. Furniture, pictures, mirrors etc. have only been moved where possible and with the vendors consent.)

The external ground floor walls were tested for moisture content in the areas that were accessible/exposed. The moisture readings were normal for the type of internal wall finish and construction.

The walls were not showing any signs of internal structural issues, where visible. No comments can be made with regards to areas of wall hidden by furniture/units or personal possessions.

Any surface cracks in the plaster or paintwork are not commented upon as they form part of the decorative finish.



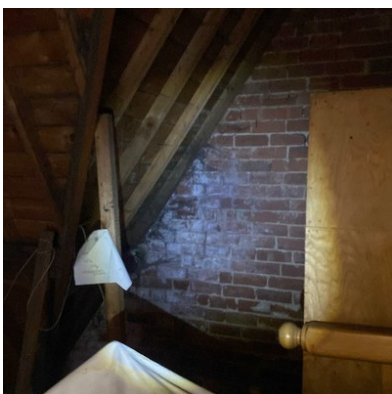
Inside > Walls and partitions

2. Requires Attention

Efflorescence on singular brick. Brick may require replacement if it has become porous and decays further.

Index on Floor plan

34



Inside > Walls and partitions

2. Requires Attention

Suspected higher levels of moisture on wall near to chimney stack.  
External mortar repairs advised.

Index on Floor plan

38





Inside > Walls and partitions

1. No Current Issues

Indicative moisture reading.

Index on Floor plan

45



Inside > Walls and partitions

1. No Current Issues

Indicative moisture reading.

Index on Floor plan

46



Inside > Walls and partitions

2. Requires Attention

Peeling of paper. External lintel repair on mortar joints should prevent water ingress in this location.

Index on Floor plan

47



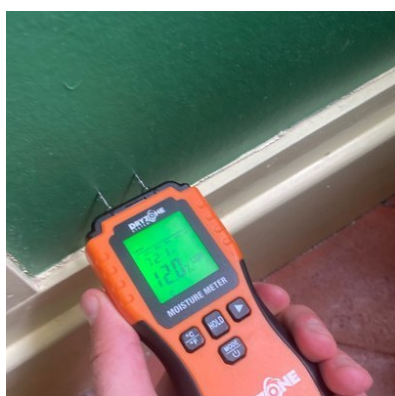
Inside > Walls and partitions

1. No Current Issues

Indicative reading.

Index on Floor plan

57



Inside > Walls and partitions

1. No Current Issues

Timber stud slightly higher in moisture content, expected as it is within an area of the house that isn't as well heated or insulated.

Index on Floor plan

63



Inside > Walls and partitions

2. Requires Attention

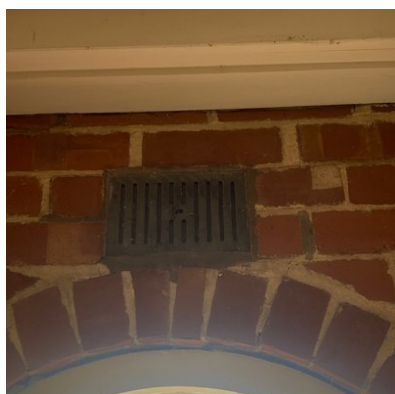
12% moisture content on dry lined walls in the flat roof extension.

The lack of rainwater drainage is resulting in higher readings in the walls.

Gutters and downpipes advised in the long term.

Index on Floor plan

70



Inside > Walls and partitions

2. Requires Attention

Slight internal deflection on lintel. External repairs have been made, same needs to apply internally.

Index on Floor plan

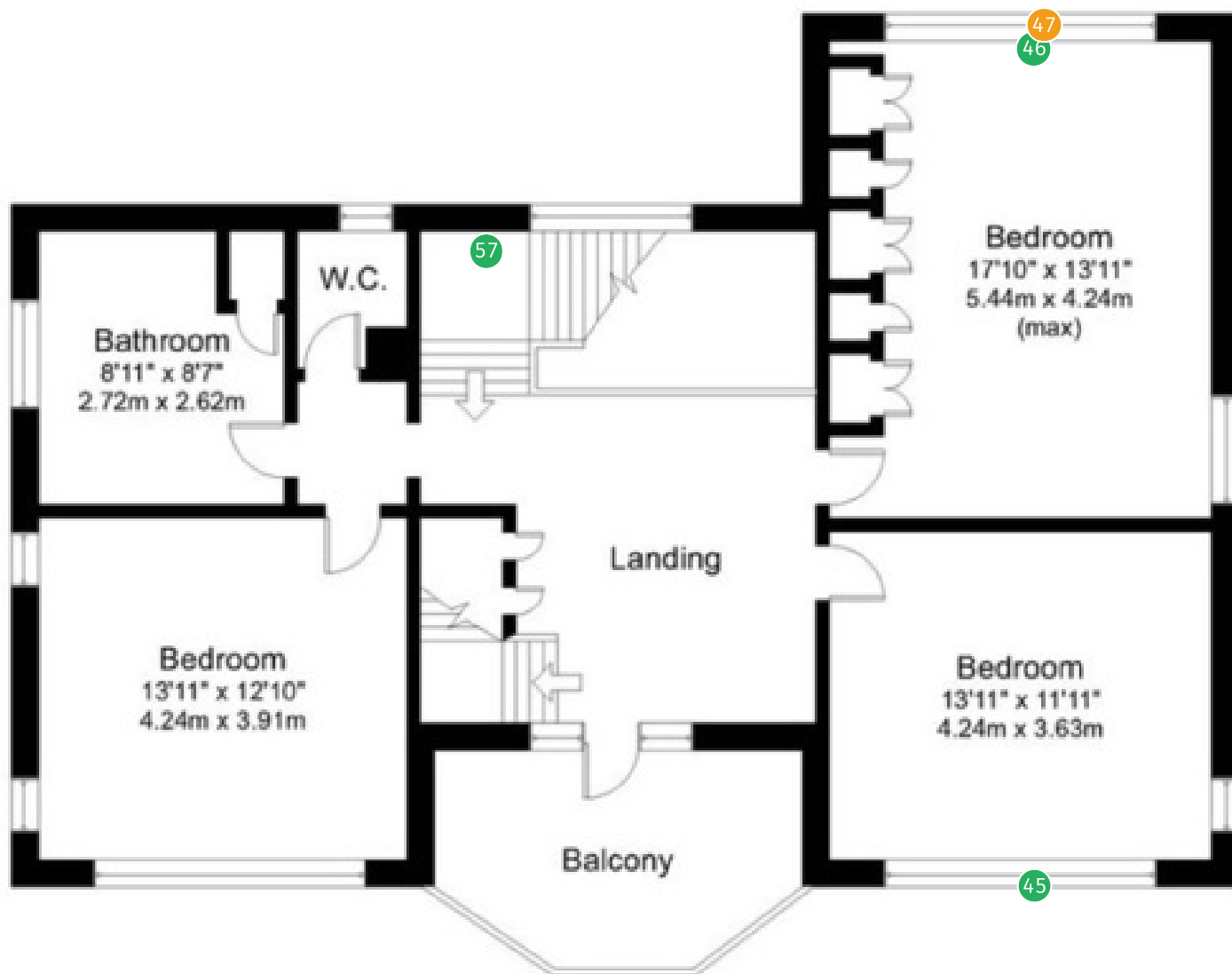
74



63 ● Inside > Walls and partitions

70 ● Inside > Walls and partitions

74 ● Inside > Walls and partitions



First Floor

45 ● Inside > Walls and partitions

47 ● Inside > Walls and partitions

46 ● Inside > Walls and partitions

57 ● Inside > Walls and partitions



34 ● Inside > Walls and partitions

38 ● Inside > Walls and partitions



## Floors

(Floor surfaces not covered with fixed coverings have been inspected where possible. Fixed floorboards have not been lifted. Fitted coverings have not been lifted but where possible [vendors permission] corners have been lifted sufficiently to identify the floor beneath.)

The ground floor is a combination of timber suspended and solid concrete. The timber suspended floor passed the 'heel drop' test and is not showing any obvious signs of movement.

The first floor is timber suspended floors. The floor passed the 'heel drop' test and is not showing any obvious signs of movement.

The floors may show some signs of movement when the floor areas are free of any furniture weight, if the movement is significant, the joists should be inspected before moving furniture in place.





## Fireplaces, chimney breasts and flues

(Flues to open fires should be swept prior to occupation. It is not possible to indicate the condition of flues or the presence of flue liners. No assumption has been made as to the practicality of using the chimneys.)

The fireplaces have not been inspected or tested.

Buyers should ensure that the chimneys are swept and caps are removed prior to bringing back into use.

If the buyer decides to keep the chimneys capped and not to use the fireplaces, it is advised the chimney breasts are vented to prevent internal moisture build-up.



Inside > Fireplaces, chimney breasts and flues

1. No Current Issues

No issues with fireplace.

Index on Floor plan

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Inside > Fireplaces, chimney breasts and flues

1. No Current Issues

No issues with fireplace.

Index on Floor plan

60



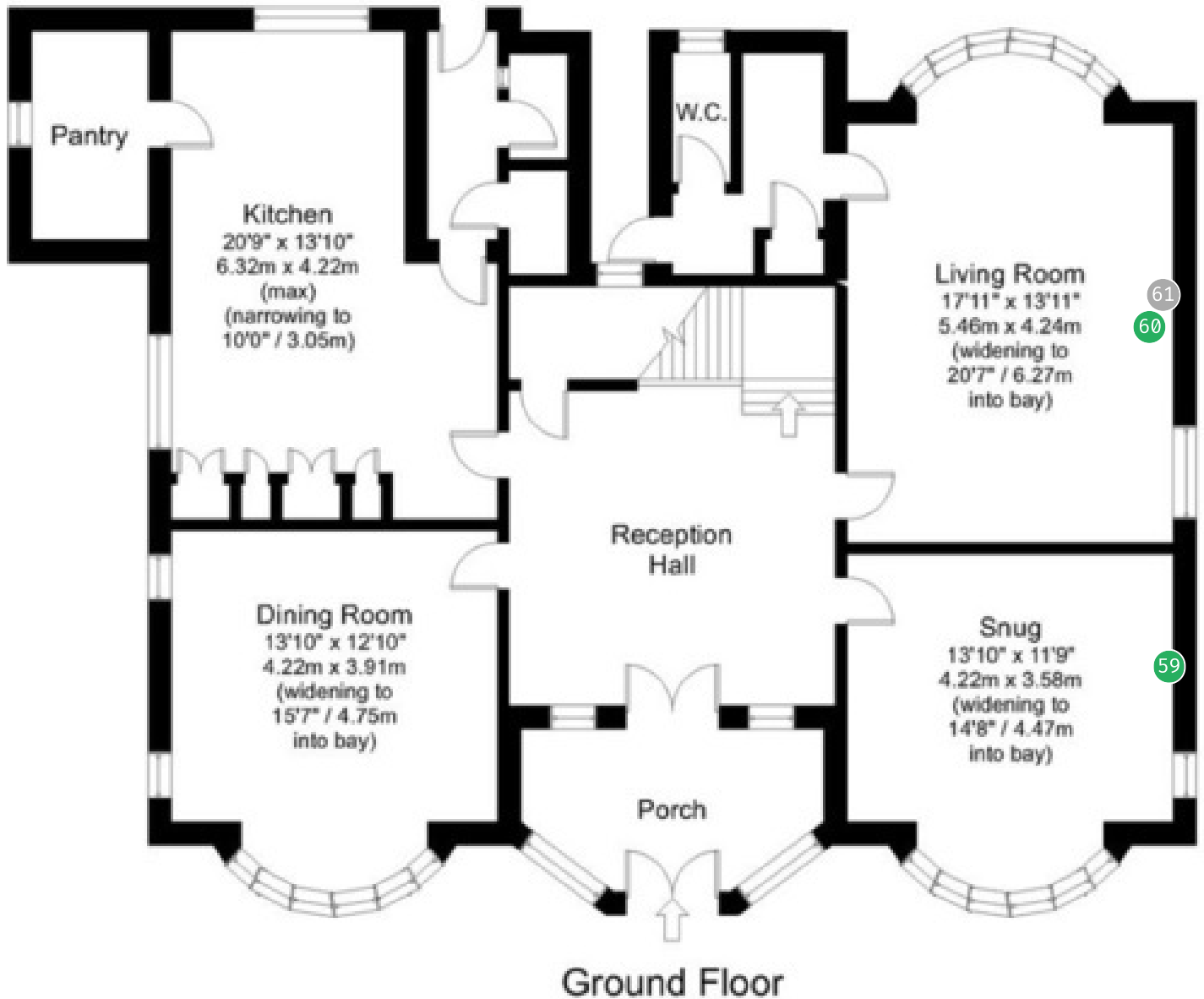
Inside > Fireplaces, chimney breasts and flues

No status

Previously a larger opening.

[Index on Floor plan](#)

61



59 ● Inside > Fireplaces, chimney breasts and flues

60 ● Inside > Fireplaces, chimney breasts and flues

61 ● Inside > Fireplaces, chimney breasts and flues



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

A sample of kitchen units and built-in units around the property were tested and are fully functioning.

Cookers and other integrated appliances are not tested.

The built in cupboards around the property are all functioning as designed.



Inside

Built-in fittings (built-in kitchen and other fittings, n...

1. No  
Current  
Issues

No issues identified with built-in fittings.

Index on Floor plan

43



Inside

Built-in fittings (built-in kitchen and other fittings, n...

1. No  
Current  
Issues

No issues identified with built-in fittings.

Index on Floor plan

48



Inside

Built-in fittings (built-in kitchen and other fittings, n...

1. No  
Current  
Issues

No issues identified with built-in kitchen fittings.

Index on Floor plan

71



Inside

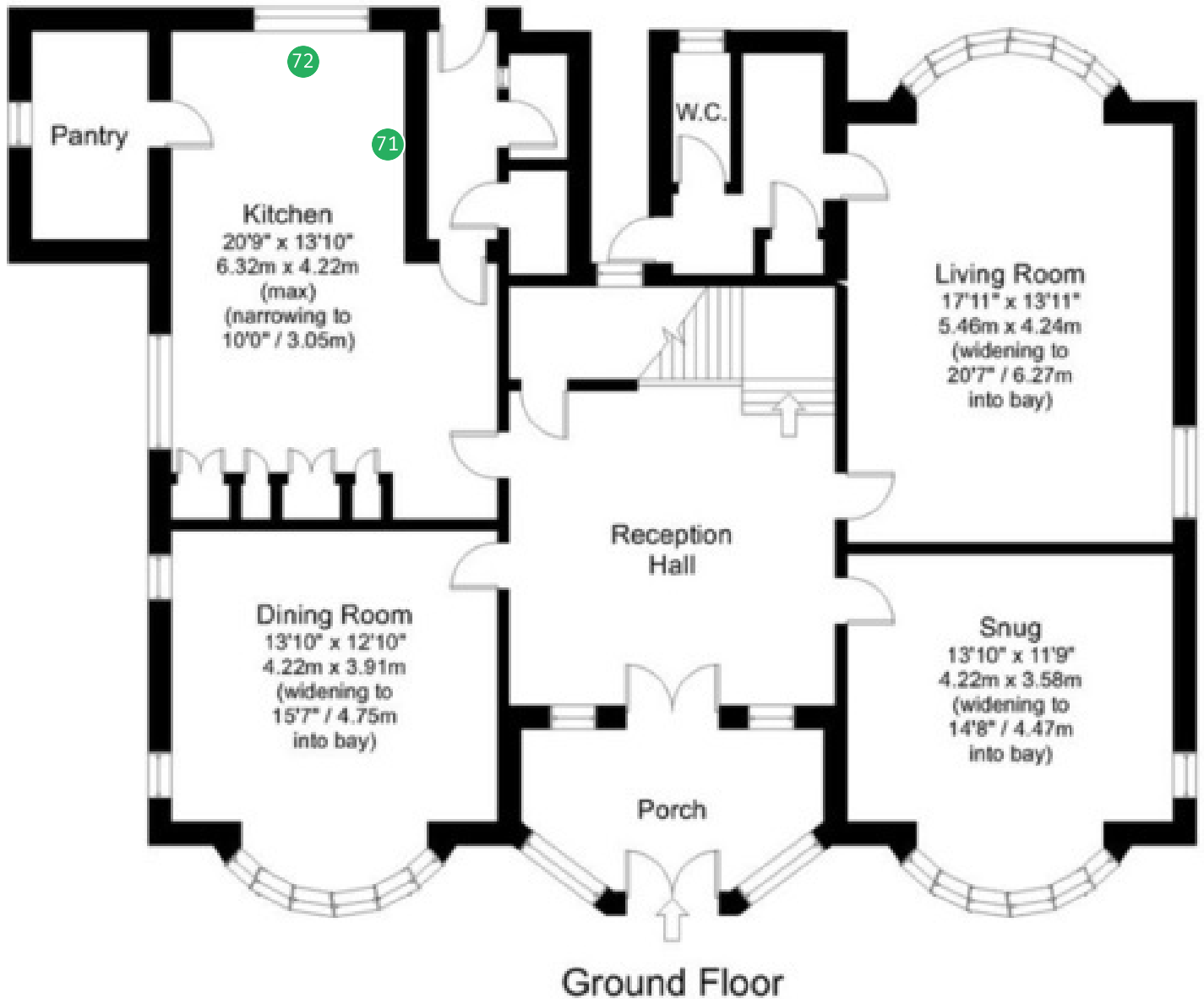
Built-in fittings (built-in kitchen and other fittings, n...

1. No  
Current  
Issues

No issues identified with built-in kitchen fittings.

Index on Floor plan

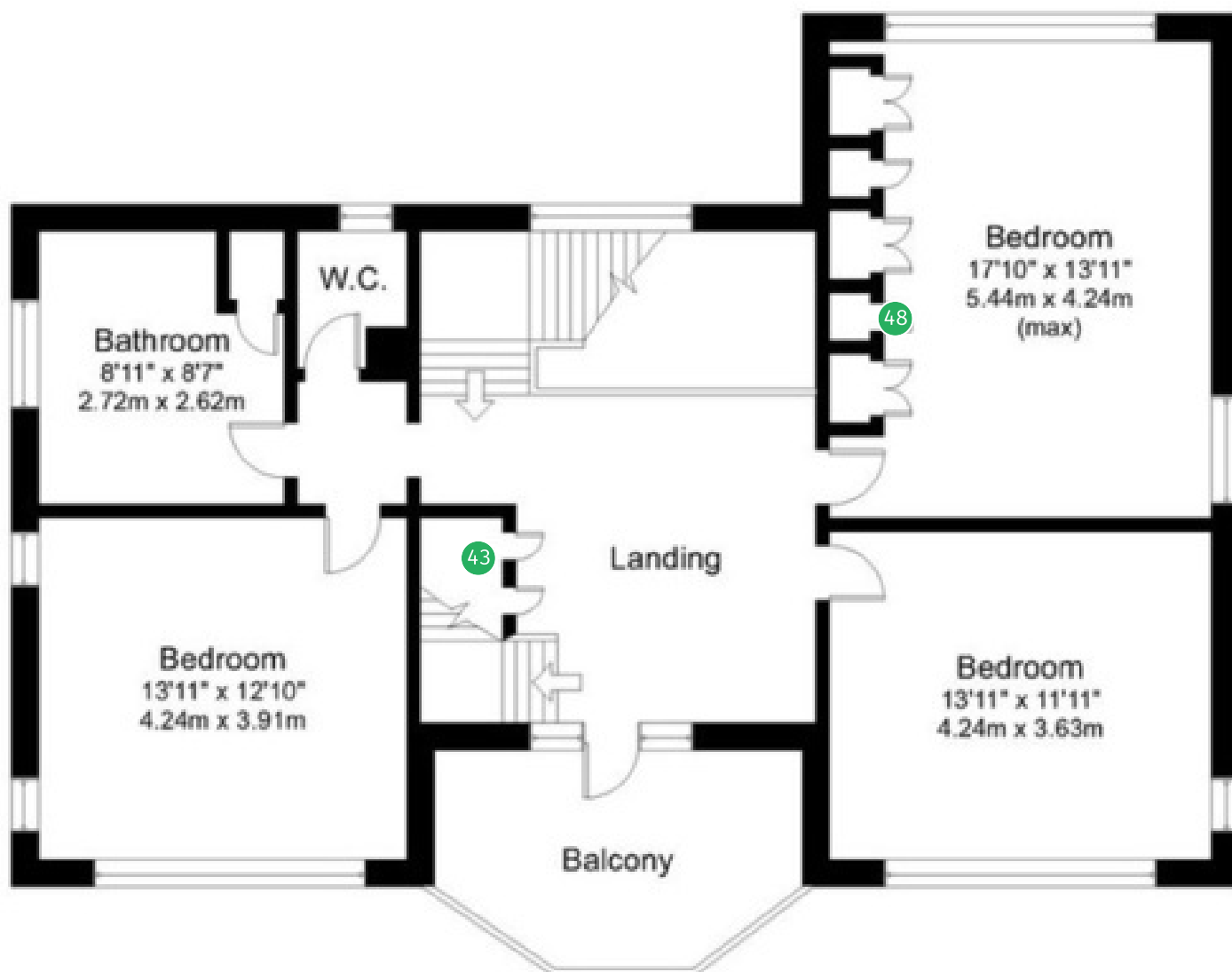
72



71 ● Inside > Built-in fittings (built-in kitchen and other fittings, not including appliances)

72 ● Inside > Built-in fittings (built-in kitchen and other fittings, not including appliances)





## First Floor

43 ● Inside > Built-in fittings (built-in kitchen and other fittings, not including appliances)

48 ● Inside > Built-in fittings (built-in kitchen and other fittings, not including appliances)



## Woodwork (for example, staircase joinery)

A sample of internal doors were tested and are fully functioning. The staircase and banister was secure with no obvious defects in the structure.

The general woodwork around the property (such as sills and skirting) was acceptable with no damage or rot.

Comment is not made with regards to decorative finishes or surface marks.

### COMMENTS ON DRY ROT & WOODWORM:

There was no visible evidence of dry rot outbreak at the time of our inspection. However, dry rot can live unseen and whilst we have taken all reasonable care in our investigations, hidden dry rot could be present in areas we were unable to inspect.

Woodworm is a problem which can affect untreated timbers anywhere in the country. The problem is very common. The term is used to describe any attack by a number of wood boring insects, chiefly the furniture beetle.

The problem can be remedied provided it is dealt with properly. In most cases a proper treatment with an effective wood preservative will eradicate the infestation and provide long term protection against re-infestation. Any structurally weakened timbers may need to be replaced.



Inside

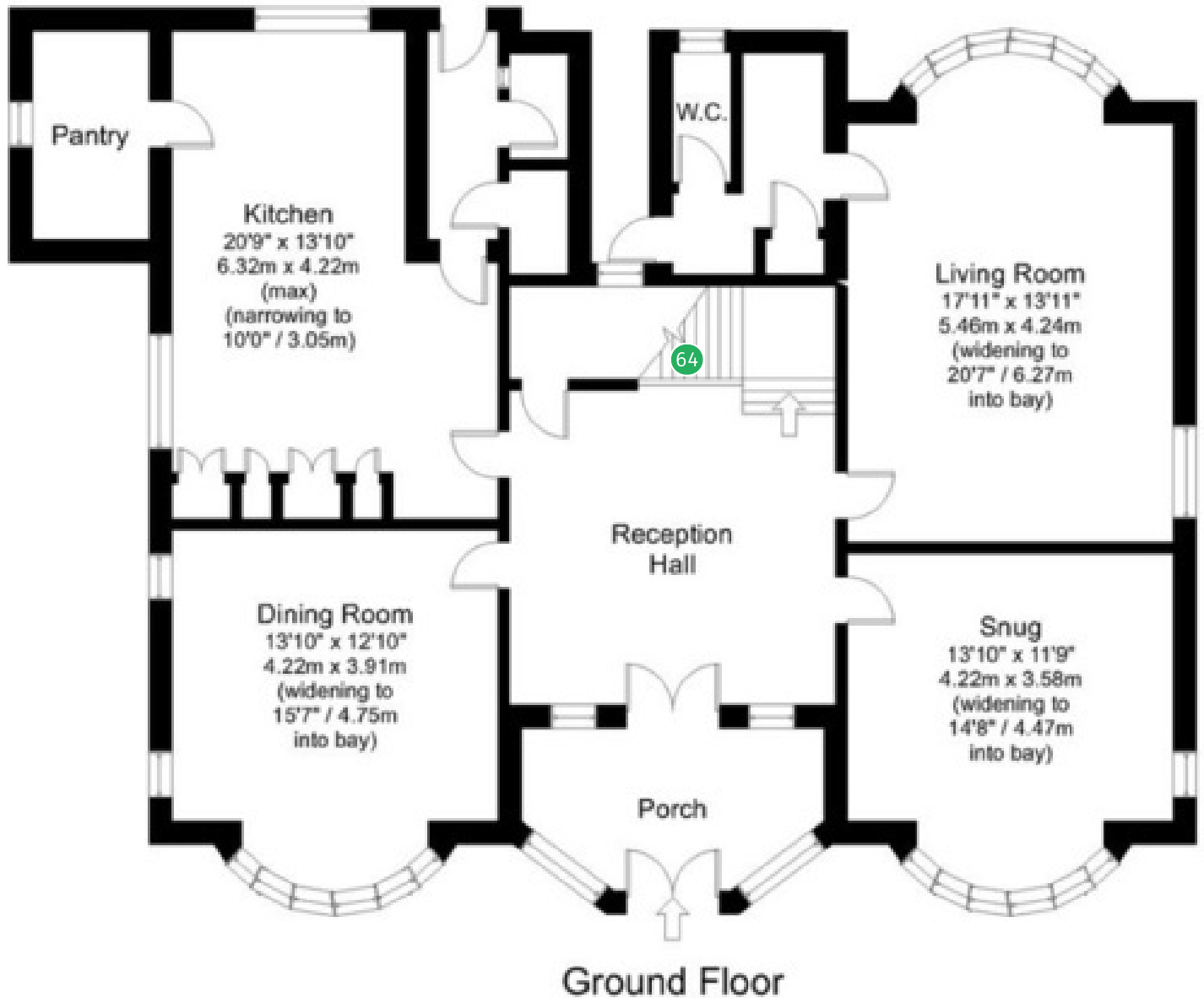
Woodwork (for example staircase joinery)

1. No Current Issues

Staircase and bannister stable and in sound condition.

Index on Floor plan

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64 ● Inside > Woodwork (for example staircase joinery)



## Bathroom Fittings

Downstairs toilet:

The WC flushed correctly with no signs of leaks around the cistern. The basin taps and plugholes were functioning and secure. The units were securely fastened to the wall.

There wasn't an extractor fan in place.

Bathroom:

The WC flushed correctly with no signs of leaks around the cistern. The bath taps and plugholes were functioning and secure.

The hot tap on the basin was slightly loose and has reduced pressure. The units were securely fastened to the wall.

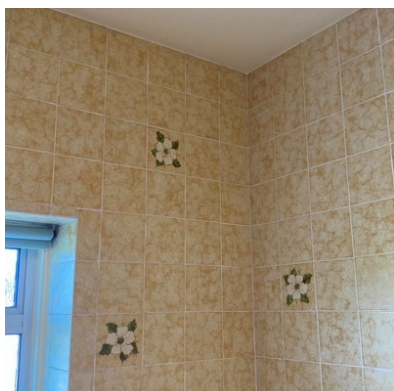
There is a separate shower cubicle. The shower was not tested however, the shower guard was working fully.

There wasn't an extractor fan in place.

First floor toilet:

The WC flushed correctly with no signs of leaks around the cistern. The basin taps and plugholes were functioning and secure. The units were securely fastened to the wall.

There wasn't an extractor fan in place.



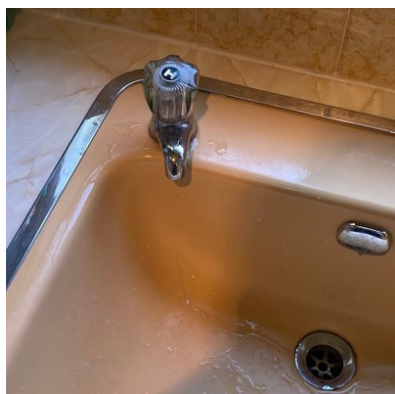
Inside > Bathroom fittings

3. Requires Urgent Attention

No extractor fan in place.

Index on Floor plan

51



Inside > Bathroom fittings

2. Requires Attention

Hot water tap loose and low on pressure.

Index on Floor plan

52



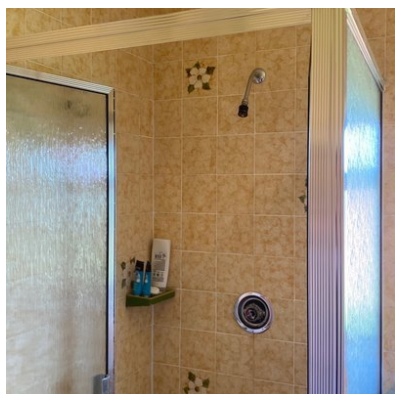
Inside > Bathroom fittings

1. No Current Issues

No issues with bath.

Index on Floor plan

53



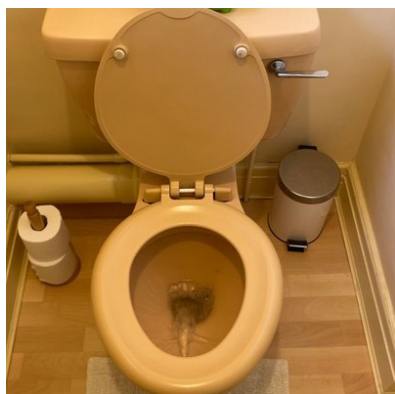
Inside > Bathroom fittings

NI. Not Inspected

Shower not tested.

Index on Floor plan

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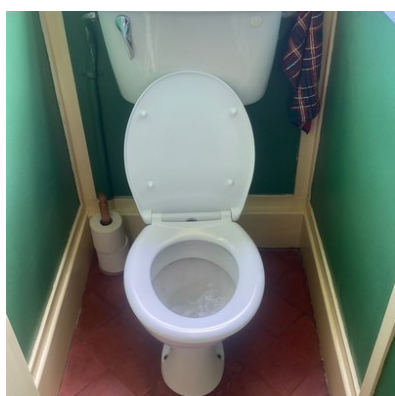
Inside > Bathroom fittings

1. No Current Issues

No issues with first floor toilet.

Index on Floor plan

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Inside > Bathroom fittings

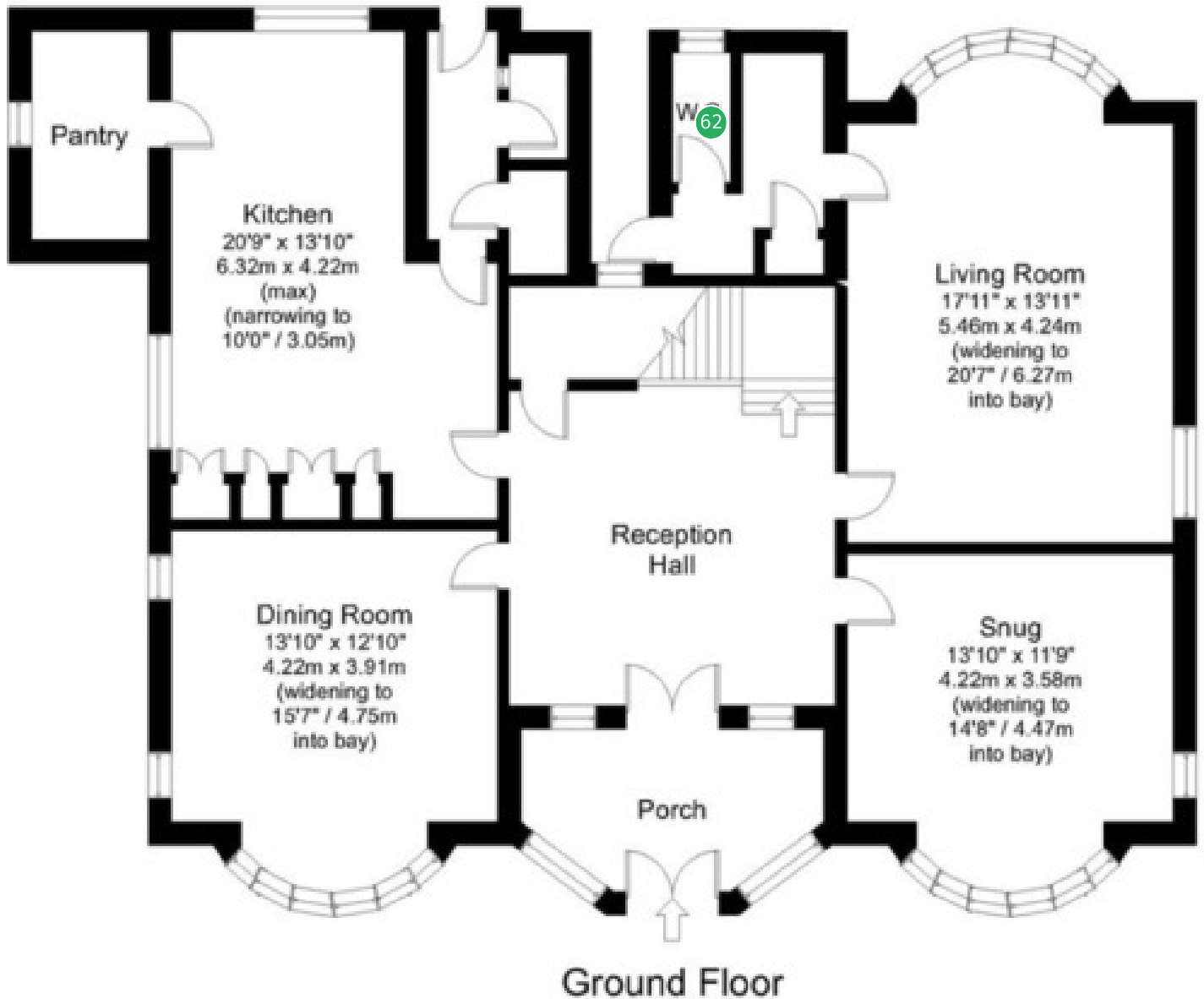
1. No Current Issues

No issues with ground floor toilet.

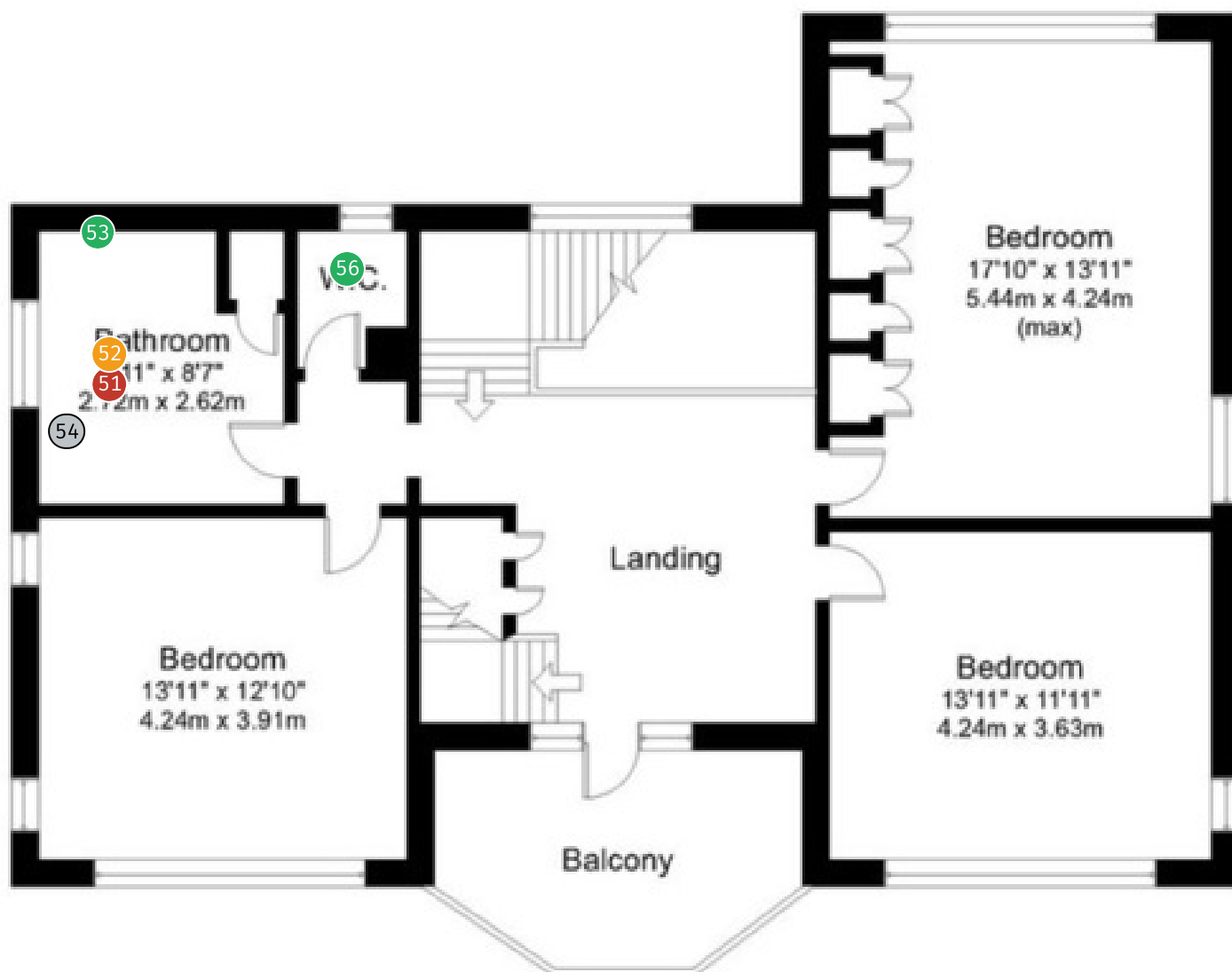
Index on Floor plan

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62 ● Inside > Bathroom fittings



First Floor

51 ● Inside > Bathroom fittings

52 ● Inside > Bathroom fittings

53 ● Inside > Bathroom fittings

54 ● Inside > Bathroom fittings

56 ● Inside > Bathroom fittings



# 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 on the inspection

Noting evident at the time of our survey.

## 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.*

A sample of the ceiling and wall lights were tested during the survey with no obvious defects. Wall sockets were not tested.

The consumer unit and RCD are located in the under stairs cupboard.

From visual inspection, they have no test date showing. The units are extremely dated and may require an upgrade to meet modern safety standards.

It is highly advised you obtain an Electrical Installation Condition Report (EICR). The report may deem the wiring as unsatisfactory, and as such will require remedial actions. It may suggest a total re-wire of the property.

The meter is located in the same place, and whilst it is younger, there was no installation date showing.

NICEIC guidance suggests that at every change of ownership the electrical installation in the property is tested and as such we recommend this be requested by your Legal Advisor.



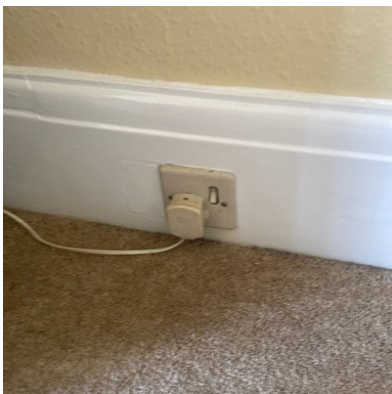
Services > Electric

3. Requires Urgent Attention

Dated sockets. Potentially requiring replacement, not up to current electrical safety standards due to height from floor.

Index on Floor plan

65



Services > Electric

3. Requires Urgent Attention

Dated sockets. Potentially requiring replacement, not up to current electrical safety standards due to height from floor.

Index on Floor plan

66



Services > Electric

1. No Current Issues

Meter.

Index on Floor plan

67



Services > Electric

2. Requires Attention

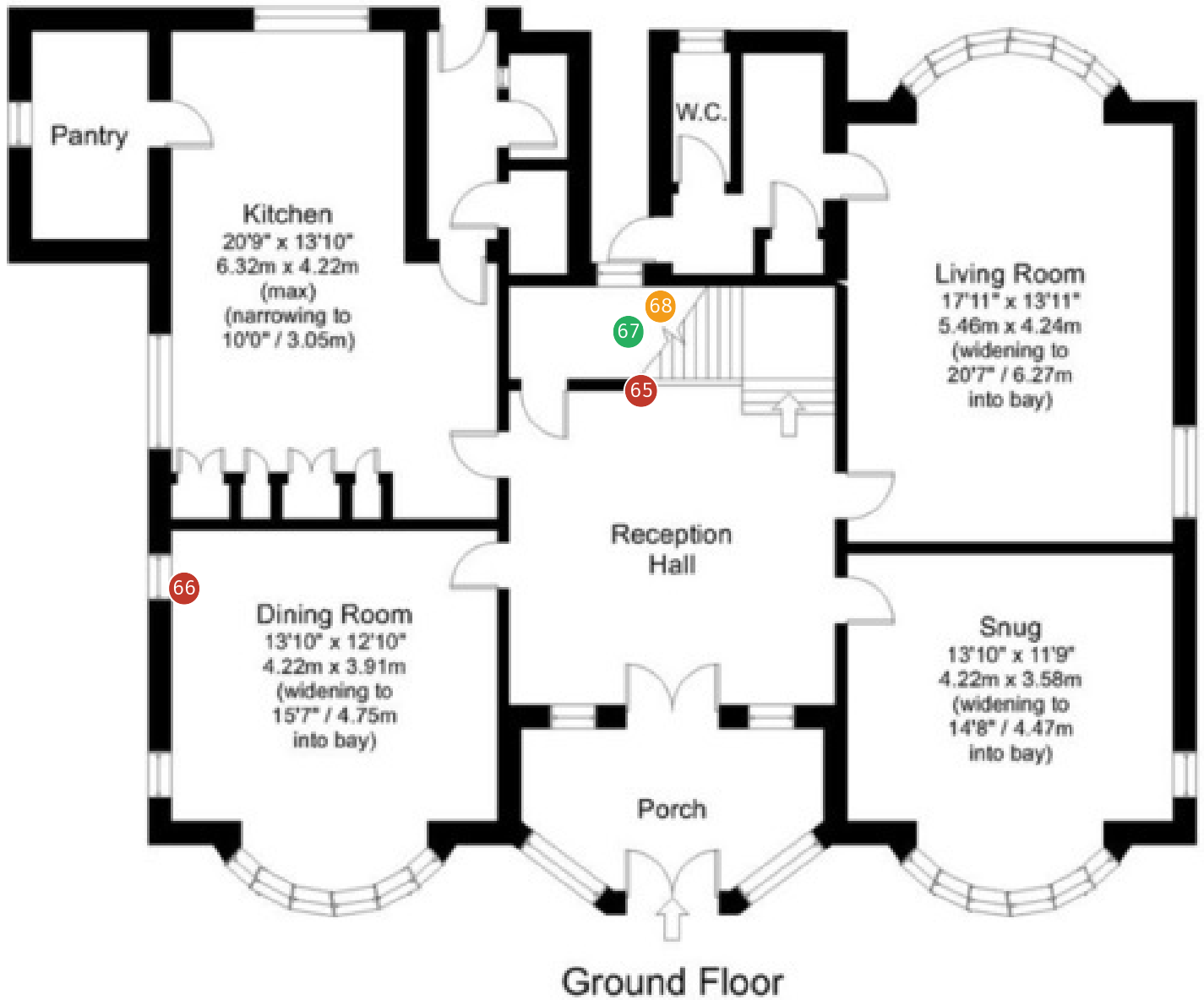
It is advised an in-date and Satisfactory EICR (Electrical Installation Condition Report) is produced prior to exchange.

If the vendor is not able to provide a satisfactory report, it is advised you budget for any remedial works to the electrics.

Given the age of the fuse board and fittings, this may include a rewiring of the property.

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65 ● Services > Electric  
66 ● Services > Electric

67 ● Services > Electric  
68 ● Services > Electric





## Gas/oil

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

The boiler was located in the cupboard of the rear room, next to the downstairs toilet and is assumed to be over 10 years old.

It is vented to the outside wall.

There was no information available to identify when the boiler was last serviced. However, the vendor highlighted it gets serviced on an annual basis.

It is advised you obtain any service history.

The boiler should be tested annually by a qualified engineer. No assessment can be made through visual inspection alone. Merit Estates are not liable for any boiler defects.



## Water

The water was on during the inspection.

The taps that were sampled flowed correctly.

The meter is located on the driveway.



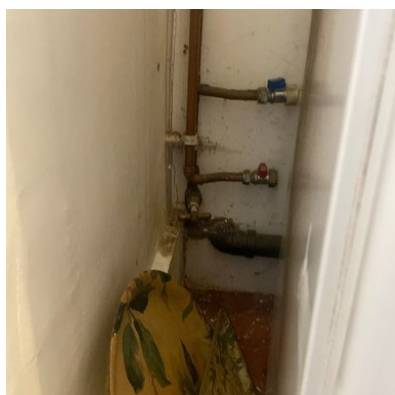
Services > Water Heating

1. No Current Issues

Hot water cylinder.

Index on Floor plan

55



Services > Water

1. No Current Issues

Location of stop tap.

Index on Floor plan

69



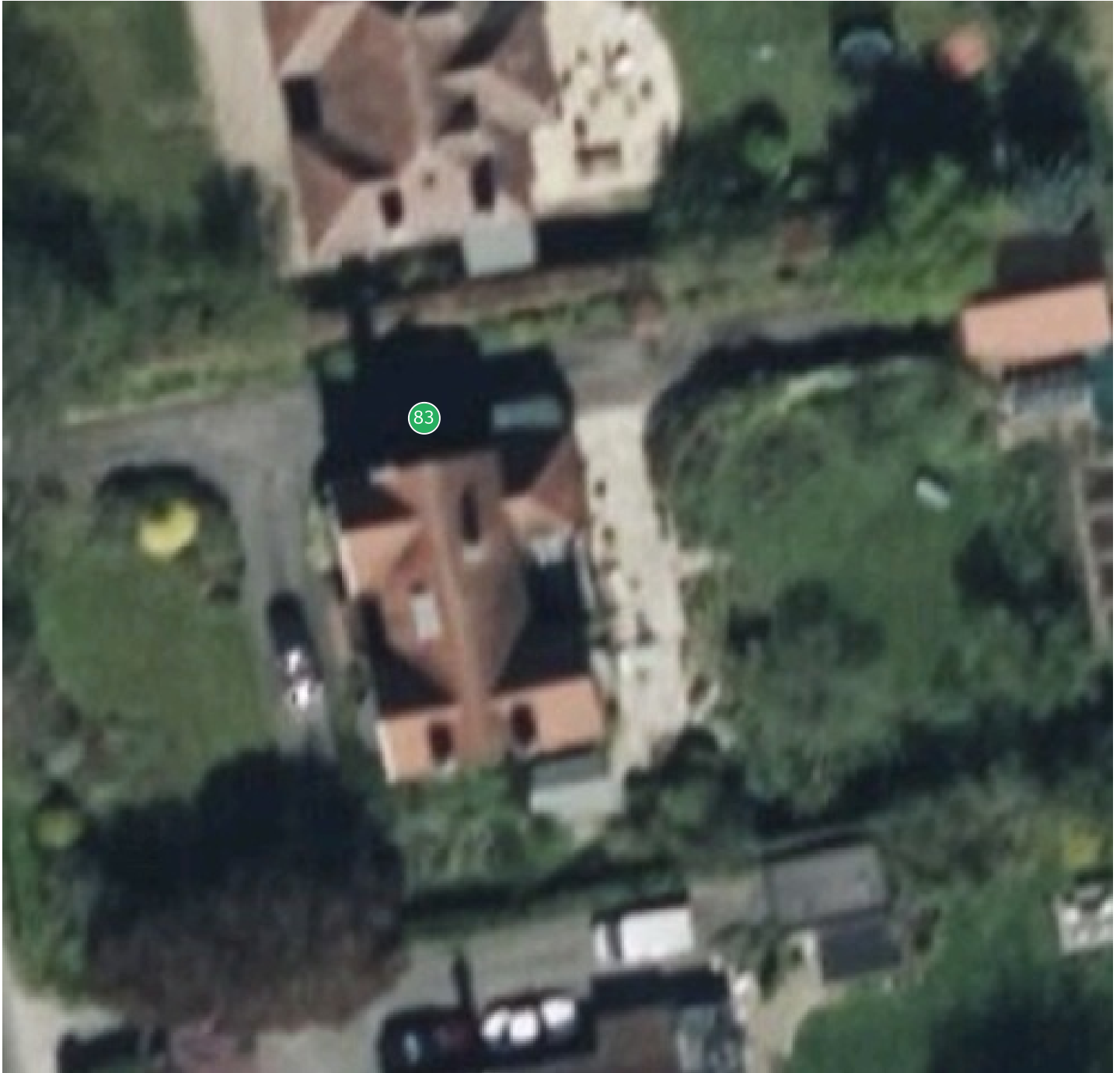
Services > Water

1. No Current Issues

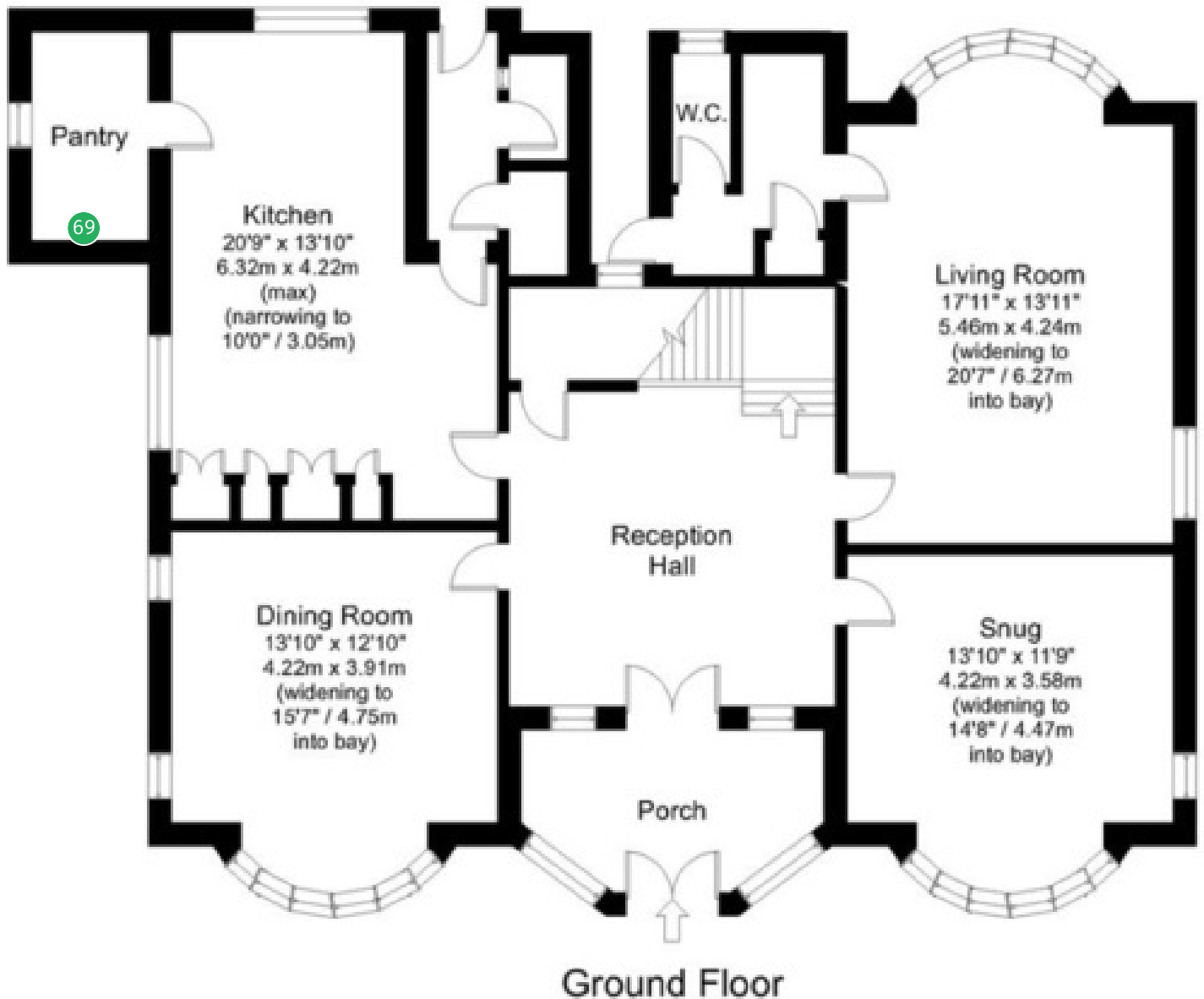
Water meter location.

Index on Floor plan

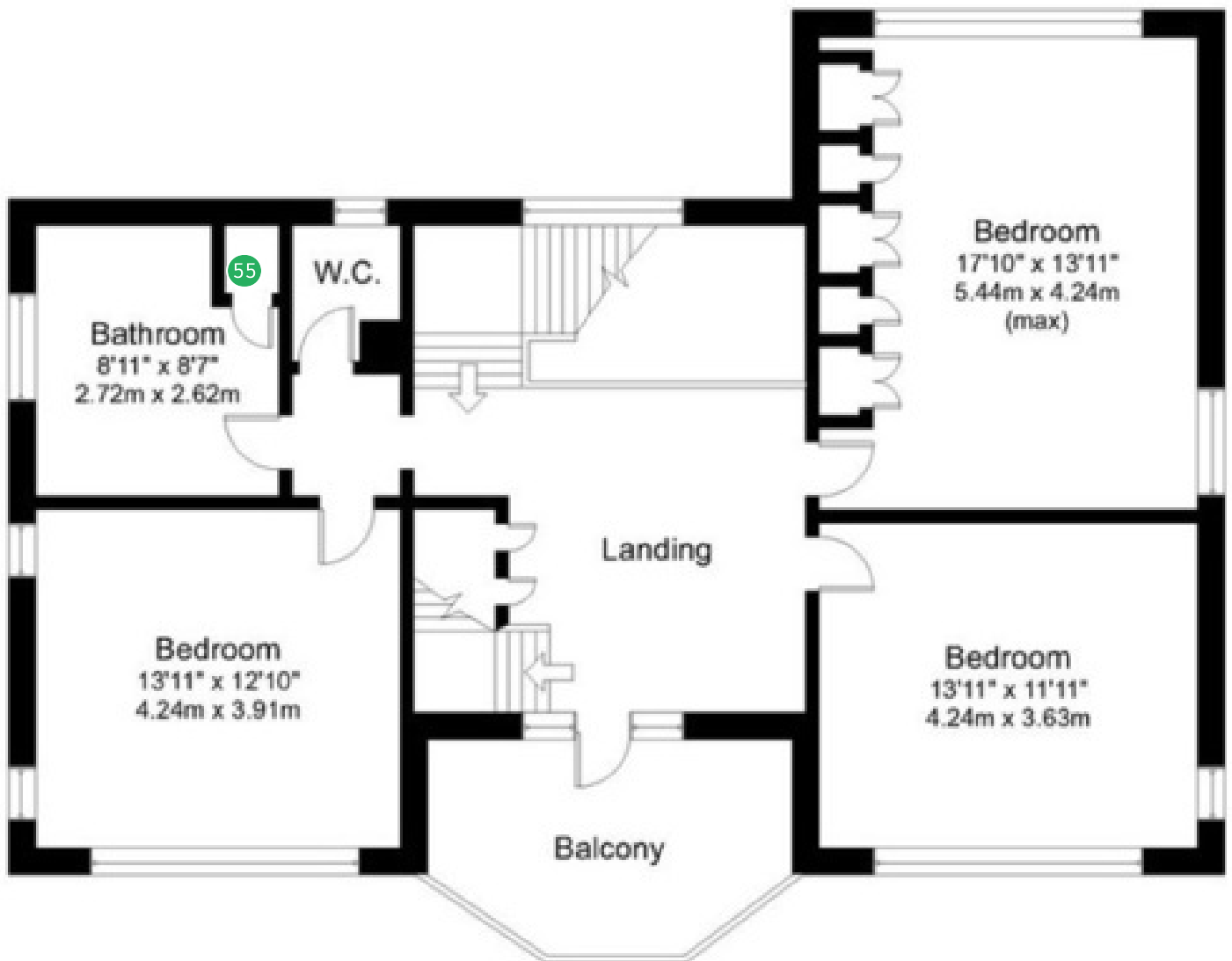
83



83 ● Services > Water



69 ● Services > Water



First Floor

55 ● Services > Water Heating



## Heating

The heating wasn't on during the survey.

No radiators were tested/sampled as part of the survey.

The heating systems should be tested annually as part of the boiler tests and should be carried out by a qualified Heating Engineer.

Any individual electric heaters were not tested and should form part of the periodic electrical safety checks.



Services > Heating

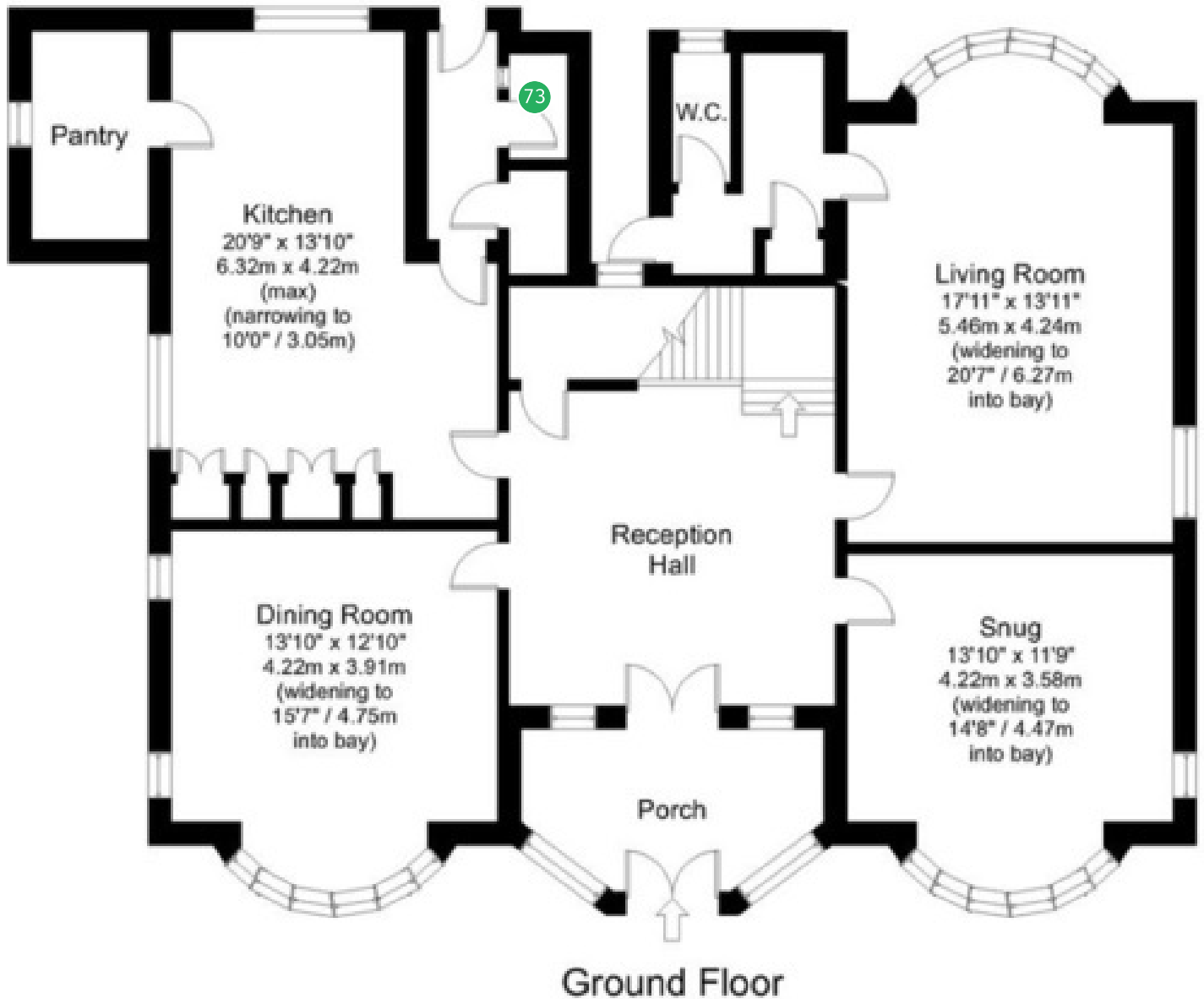
1. No Current Issues

Boiler.

Index on Floor plan

73





73 ● Services > Heating



## Water Heating

The hot water cylinder was located in the airing cupboard in the bathroom.

The cylinder and immersion were not tested.

The hot water at the tap was tested and seen to be functioning, with exception to the low pressure identified on the bathroom basin.



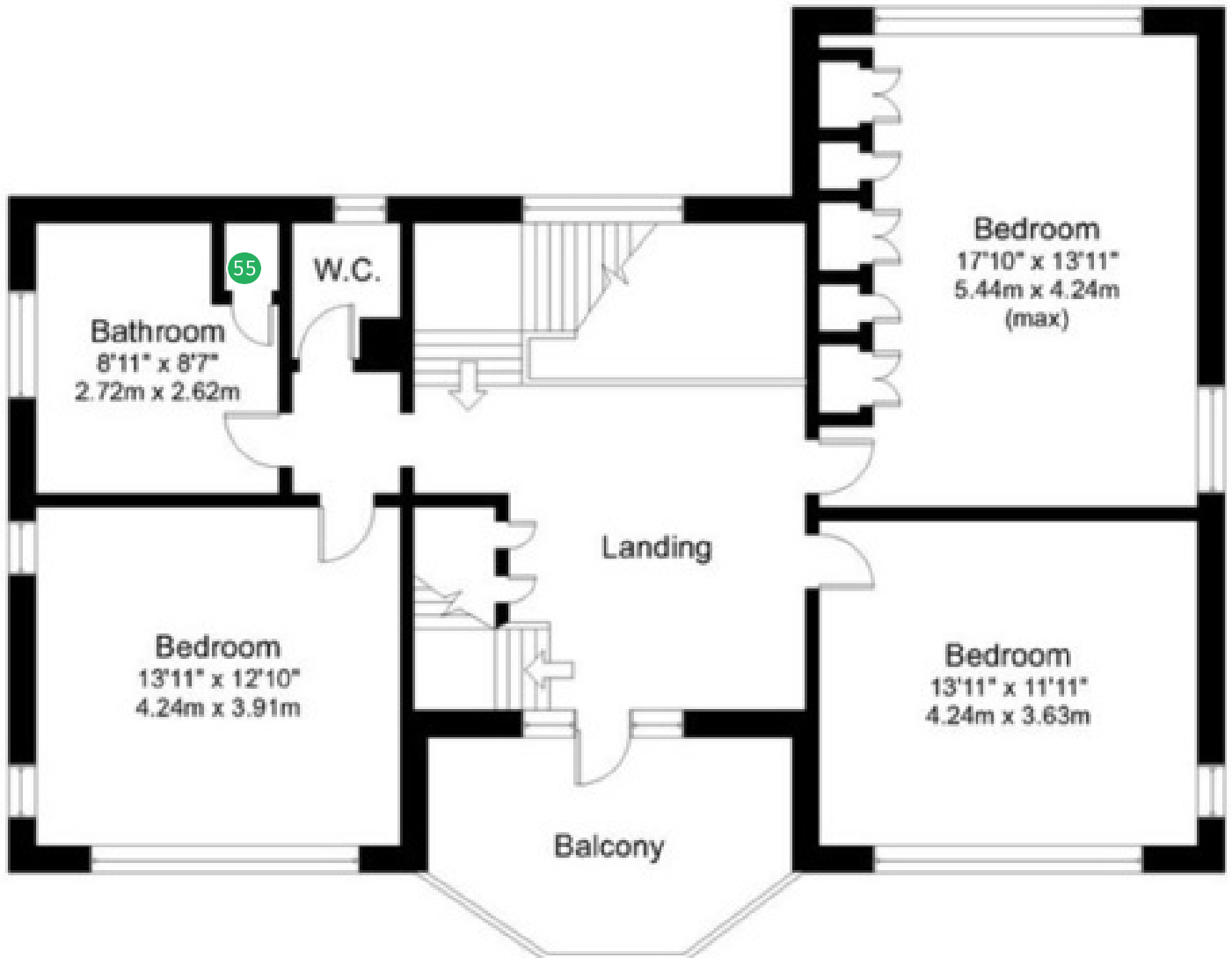
Services > Water Heating

1. No Current Issues

Hot water cylinder.

Index on Floor plan

55



First Floor

55 ● Services > Water Heating



## Drainage

Several drainage traps appear to be blocked with foliage and debris. It is advised the drains are jetted and cleared so they can drain water away from the property, as designed.

Please note, the foliage on the south-western corner (front right), is very over grown and it was not possible for us to fully inspect this area. The shrub may also have an adverse impact on the drains and structure of the building, over time.

If the purchaser has concerns over the drainage of the property, either internally or externally, we recommend instructing a Drainage CCTV Surveyor to map the drains. Merit Estates cannot be held liable for any issues that stem from poor drainage or incorrect pipework.

Solicitors should make enquiries with the vendors on all drainage matters. Where recent works have been carried out to the property, vendors should be asked to provide details of the location of new pipework and the details of the plumber that installed the system.



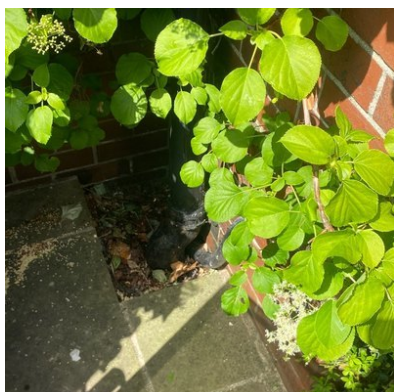
Services > Drainage

**NI. Not Inspected**

Shrub limiting inspection of drainage trap.

Index on Floor plan

11



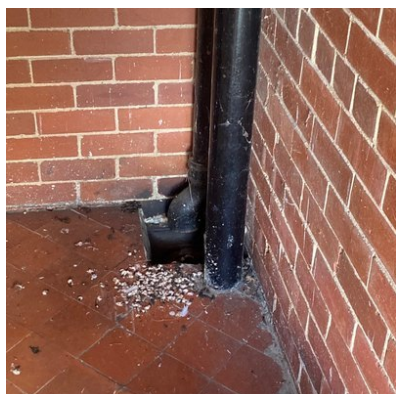
Services > Drainage

**3. Requires Urgent Attention**

Requires jetting.

Index on Floor plan

16



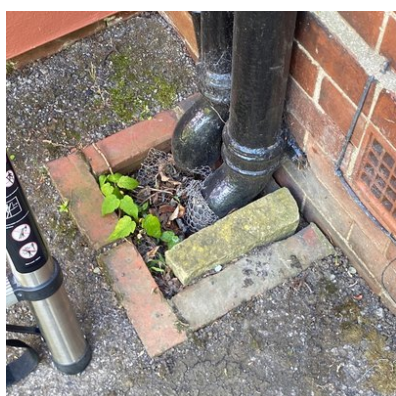
Services > Drainage

1. No Current Issues

Soil pipe and rainwater of main roof drain into same location in covered area.

Index on Floor plan

19



Services > Drainage

3. Requires Urgent Attention

Jetting of drainage system required.

Index on Floor plan

26



11 ● Services > Drainage

16 ● Services > Drainage

19 ● Services > Drainage

26 ● Services > Drainage





# Grounds (including shared areas for flats)

## Limitations on the inspection

The garage inspection was limited by the presence of personal possessions on the floor and walls.

No sheds or movable storage buildings were inspected.

## Garage

The garage roof was in a structurally sound condition, where able to inspect. The sheltered covering requires clearing of debris to protect the tiles. There are a couple of missing tiles on the southern elevation that require replacement.

There are several distinct cracks on the front elevation pillars and above the lintel of the door. It is advised they are repointed and observed.

Any cracks in the concrete floor are common due to shrinkage and not normally structural.

The doors were seen to be fully functioning.

Buyer should note that not all garages are suitable for conversion under building regulations and special advice should be sought with regards to any proposed conversion.



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Stepped deflection above garage door lintel, requires repointing.

Index on Floor plan

75



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Repointing requires on garage door pillars.

Index on Floor plan

76



Grounds (including shared areas for flats)

Garage

1. No Current  
Issues

Internal drain.

Index on Floor plan

77



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Internal cracks above lintels.

Index on Floor plan

78



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Internal cracks above lintels.

Index on Floor plan

79



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Missing slates on roof covering.

Index on Floor plan

80



Grounds (including shared areas for flats)

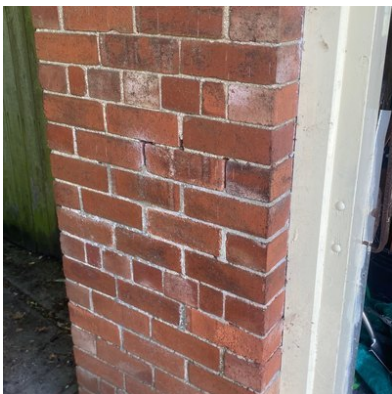
Garage

2. Requires  
Attention

Cleaning of roof covering required.

Index on Floor plan

81



Grounds (including shared areas for flats)

Garage

2. Requires  
Attention

Deflection of brickwork on mortar joints on garage pillar.

Repointing repairs required.

Index on Floor plan

82



75 ● Grounds (including shared areas for flats) > Garage

76 ● Grounds (including shared areas for flats) > Garage

77 ● Grounds (including shared areas for flats) > Garage

78 ● Grounds (including shared areas for flats) > Garage

79 ● Grounds (including shared areas for flats) > Garage

80 ● Grounds (including shared areas for flats) > Garage

81 ● Grounds (including shared areas for flats) > Garage

82 ● Grounds (including shared areas for flats) > Garage



# Issues for your legal advisers

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

## Issues for your legal advisers

### Regulation

Electrical Safety Regulations, Gas and Smoke Safety Regulations

### Guarantees

FENSA Certificates (double glazing), Electrical Safety Certificates (EICR), Gas Appliance Safety Certificates, Flat Roof Warranties



## Other matters

The Surveyor has not been provided with the title information. This report is based on the information that has been provided in the Sale Particulars and through any conversations with the vendors/selling agents during the survey.

Legal Advisors are recommended to conduct appropriate searches with regards to geological abnormalities specific to the local area. Such issues could include but are not limited to coal, radon, shale gas, gypsum, potash, subsidence, ground water. Solicitors are advised to conduct the necessary searches where applicable in any specific area, at their discretion.

Legal Advisors should carry out other searches/enquiries with regards to flood history, insurance claims, boundary disputes or alterations, chancel liability, party wall disputes, any green deal history, protected species, tree preservation orders, local invasive species (including Japanese Knotweed Management plans), trespass or rights of way disputes, parking permits/parking issues, any flying freehold or submerged freeholds. This list is not exhaustive and further advice can be provided by the surveyor for additional charges and under further written instruction.

Your Legal Advisor should establish the ownership of all boundaries and liability for maintenance. The survey does not include mapping of any boundaries or confirmation of their exact location.





# Risks

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

## Risks

### Risks to the building

The presence of trees and shrubs.

### Risks to the grounds

Nothing evident at the time of our survey.

### Risks to people

Electrical safety.

### Other risks or hazards

Nothing evident at the time of our survey.



# Energy matters

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

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

## Energy Matters

### Insulation

The insulation in the roof space is in adequate volume.

### Heating

It is advised the boiler is serviced annually to ensure efficiency.

### Lighting

It is advised low-energy or LED bulbs are installed throughout the property.

New wiring system may help to improve the efficiency of the home.



## Ventilation

It is advised extractor fans are installed to the areas mentioned in the body of the report., It is advised that any new windows installed have integrated trickle vents.

## General

Not applicable.



# Surveyor's declaration

## Surveyor's RICS number

1196273

## Phone number

01423 209036

## Company

Merit Estates

## Surveyor's address

Willow Bridge Mills, Dalton  
Thirsk  
North Yorkshire  
YO7 3BN

## Qualifications

| Year | Establishment           | Qualification              |
|------|-------------------------|----------------------------|
| 2006 | Harper Adams University | BSc (Hons) Land Management |
| 2014 | RICS                    | Chartered Surveyor         |
| 2016 | RICS                    | Registered Valuer          |



Email

will@merit-estates.co.uk

Website

www.merit-estates.co.uk/residential-surveys/

Property address

Client's name

Date this report was produced

8th June 2023

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

William Parker

James Gillow



# What to do now

## Further investigations and getting quotes

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

### Getting quotations

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

#### You should also:

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

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

### Further investigations and what they involve

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

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



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

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

## Who you should use for further investigations

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





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

## The service

The RICS Home Survey – Level 3 Service includes:

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

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

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

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

## The inspection

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

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



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

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

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

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

### **Services to the property**

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

### **Outside the property**

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

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



## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

## Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

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

## The report

The surveyor produces a report of the 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 the maintenance of a wide range of reported issues.



## Condition ratings

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

**R** - Documents we may suggest you request before you sign contracts.

**Condition rating 3** - defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

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

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

**NI** - Elements not inspected.

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

## Energy

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



## Issues for legal advisors

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

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

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

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

## Risks

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

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



## Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.



## Complaints handling procedure

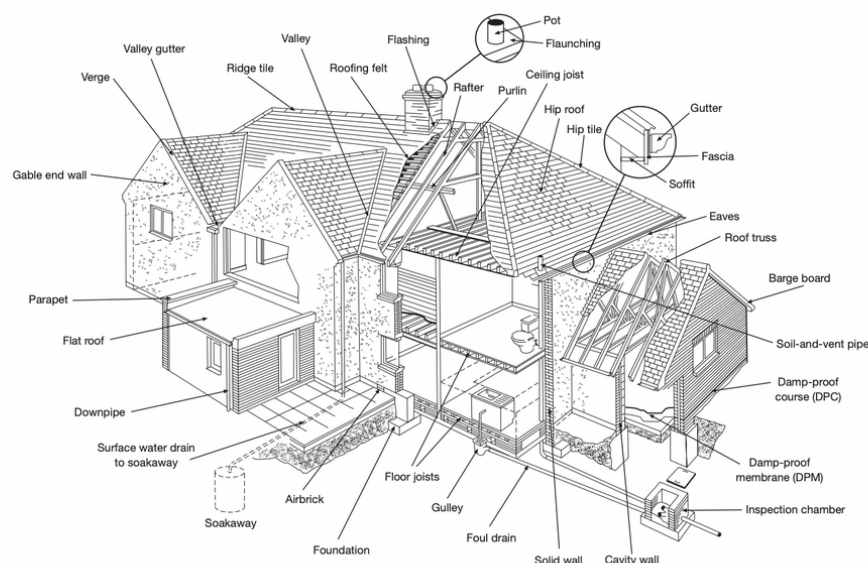
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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





# Typical house diagram

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





# RICS disclaimer

## ! You should know...

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

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