

SAMPLE REPORT





Property address 10 Heron Road Belfast BT3 9LE

Client's name Charles Glass

Consultation Date 12th February 2021

Inspection Date 11th February 2021

Surveyor's RICS number 12345-6789







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	RICS disclaimer

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About the inspection and report

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





About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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





Please refer to your **Terms and Conditions** report sent on the 11th February 2021 for a full list of exclusions.





About the inspection

Surveyor's name

Surveyor's RICS number

12345-6789

Company name

Date of the inspection

Report reference number

11th February 2021

12ABC

Related party disclosure

I am employed by UK New Build Snagging LTD.

Full address and postcode of the property

10 Heron Road Belfast BT3 9LE

Weather conditions when the inspection took place

When I inspected the property, the weather was cold and dry following wet and windy weather.

Status of the property when the inspection took place

The property was unoccupied and furnished.





Overall opinion

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

Important note

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



Condition ratings

Overall opinion of property

The property is considered to be a reasonable purchase, although there are a number of defects that require immediate attention, and which will require some expenditure at the outset. I would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard.

You should investigate the cost of these works prior to commitment to purchase. Once known, you may wish to renegotiate the purchase price to reflect them.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of my inspection and no liability can be accepted for any deterioration in its condition after that date.



Condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
Document 1	EPC	YES
Electrics	Electrical certificates	YES
Building	Building control certificates	NO



Elements that require urgent attention

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

Element no.	Element name
F1	Electricity



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D8	Other joinery and finishes
E4	Floors
E8	Bathroom and kitchen fittings
F6	Drainage





Elements with no current issues

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

Element no.	Element name					
D1	Chimney stacks					
D6	Outside doors (including patio doors)					
D7	Conservatory and porches					
E1	Roof structure					
E2	Ceilings					
E3	Walls and partitions					
E5	Fireplaces, chimney breasts and flues					
E6	Built-in fittings (e.g wardrobes)					
E7	Woodwork (for example, staircase joinery)					
F2	Gas/oil					
F3	Water					
F4	Heating					
F5	Water heating					



Elements not inspected

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

Element no.	Element name
D9	Other
E9	Other
F7	Common services
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
Windows	£ 750
Guttering	£ 150



Further Investigations

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

Electrical installations to be checked and certified by an NICEIC qualified engineer.

All gas installations to be checked and certified by a gas safe engineer.

Wall tiles to be checked.

Damp and timber report with estimated cost to be obtained.

Damp testing is recommended now.

A CCTV camera check of drains is recommended.

Estimate to be obtained for all deficiencies identified by designation two and three.

Subfloor timber to be checked.

We have not carried out any intrusive checks if greater assurance is needed you need to instruct specific areas not fully informed to be further investigated. Choosing the right company who has relevant experience in the type of repair will always be an important factor in the level of prices quoted.

We strongly recommend that you obtain at least two estimates.

Any quotation should be in writing. If the builder you intend to use is not known to you, ask for references. Some repairs will need contractors with specialist skills, who are members of regulated organisations. Some work will also need building regulation or planning permission. Some work will necessitate the consent of next door's owners or requires notice under the party wall Act.





About the property

This section includes:

- About the property
- Energy efficiency
- · Location and facilities



About the property

Type of property

The property has 2 storeys. The front faces east. The property is a restored farmhouse with a conservatory extension.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built between 1870-1875.

Approximate year the property was extended

A conservatory extension has been added to the property and the vendor told me this was built in 2010.

Approximate year the property was converted

This is a converted property and the original use was a farmhouse. The vendor told me that this was converted in 2001.

Information relevant to flats and maisonettes

N/A

Construction

The property is built using traditional materials and techniques.

The ground floor is of solid construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	0	0	1	1	1	1	0
First	0	2	1	1	0	0	0	0

Means of escape

Three doors on the ground floor. Access to a rooftop through a bathroom window. Access to conservatory rooftop.



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

C (78)

Issues relating to the energy efficiency rating

Solid fuel burne	r				
Mains services					
A marked box sh	ows that the relevant	mains service is prese	nt.		
✓ Gas	✓ Electric	✓ Water	✓ Drainage		
Central heating					
✓ Gas	✓ Electric	Solid fuel	✔ Oil	None	
Other services or energy sources (including feed-in tariffs)					
The property ha	s a wind turbine locat	ed at the northern bou	ndary of the prope	rty.	

Other energy matters



Location and facilities

Grounds

The property has gardens to front, side & rear.

There is no garage.

There is parking at the property to the front

Location

The property is in a rural location. It is approximately 1 mile from local amenities, schools & shops.

Facilities

The property is remote from facilities such as schools, shops etc.

Local environment

I am not aware of any issues in the local environment.

The property is in an area that is unlikely to flood (see section J2 Risks).

Other local factors





Outside the property

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Full detail of elements inspected

Limitations on the inspection

Although a condition rating has been allocated, my inspection of the roof space was restricted because it was not accessible at the time.



D1 Chimney stacks

Chimney: 3 stacks, made of brick in good condition. No repair is currently needed. The property must be maintained in the normal way.



Photo - 2

D2 Roof Coverings

Some older roofs are sealed by mortar applied to the underside of the roof covering (called torching). Properly maintained, torching can act as an effective secondary waterproof barrier.

The timber used in older roofs can gradually change shape or distort during normal use. This is not a problem and is normal for this type of roof.

D3 Rainwater pipes and gutters

The rainwater downpipes and gutters are old and will need higher levels of maintenance in the future. It may be more economical to replace them now.

To repair the rainwater pipes and gutters safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).

There are not enough downpipes and this is causing excessive water flow along the gutters. This can cause future leaks so additional pipes should be added soon. When this is done, the existing gutter will have to be altered so it slopes towards the new downpipe. In addition, a new connection to the drainage system may have to be added. Condition rating 2.





D4 Main walls

The walls to this property are 9 inch solid walls without a cavity. Solid walls are more vulnerable to damp penetrations due to the weakness of the mortar or the porosity of brickwork. In some cases, the solid wall has a small cavity but not good enough to insulate. The very small cavity may be filled with mortar dropping as the result of the original manner of workmanship. For all intent and purposes, such walls are solid walls and not a cavity wall. Cavity wall usually consists of external brickwork, a gap of between 50 to 100 mm and internal blockwork. The cavity should be fully or partially filled with insulation. Metal bars connecting the inner and outer leaf are called wall ties. We have above described a cavity wall so you can appreciate the difference between the two types of construction and the advantage of cavity walls as opposed to solid walls.

Cracks in external rendering, however small, are best fixed as quickly as possible. Cracks in the render will allow water to seep into the underlying structure and will eventually cause deterioration. Over time the build-up of water and the cyclical temperature changes will exacerbate the defect. It is ideal if you can patch large cracks and gaps in a rendered surface using the same rendering miX that was used on the walls initially. However, where this is not possible, you should use a rendering patching compound and refer to the package instructions for specific information for that product. In the case of small cracks, they can be filled with all-acrylic or siliconized-acrylic sealants. Depending on the size of the crack you may have to first widen the crack to be able to repair. this will not be necessary if you chose to use acrylic paint.

The main cause of subsidence movement in the UK is the influence of tree roots in clay soil. Over 60% of all subsidence claims are triggered by trees. Tree roots absorb water for photosynthesis and moisture evaporates from the leaves through transpiration. The active period is predominantly in spring and early summer when tree growth is at its maximum. Larger trees in shrinkable clay soil can extract sufficient moisture to cause soil shrinkage. This may lead to subsidence. A mature deciduous tree can remove in excess of 50,000 litres of water a year. Tree species vary considerably in their ability to cause clay soil shrinkage. Some species are not good at rooting to depth on clay soils while species like Oak, Poplar and Eucalyptus are able to maintain viable roots to a depth of several meters. In most soils, however, there tends to be a mixture of soil types and so many species will be able to grow roots to sufficient depth to influence buildings where the foundations are not deep enough.

The age, health and past management of trees will also be an important factor. Trees of full maturity with little potential for future growth and have not caused damage to a building in the past may be less of a consideration as a risk than trees that are growing vigorously and increasing in



size. Depending on the species, the roots of a tree will extend to greater breadth and depth in search of moisture (indeed moisture removal of up to a depth of 6m can take place) in exceptionally dry summer periods and drought.

Planting young trees also need planning. Although they will not extract sufficient moisture initially to present a risk to the property, this may readily change as it grows. Each tree has a 'zone of influence' - the area from which a tree absorbs moisture. The potential impact on a property depends on whether a property sits within the zone of influence. The extent of the zone depends upon the type of tree and the location of other trees.

Diagram showing trees zone of influence The Association of British Insurers (ABI) has produced a guide for tree types against recommended distance from the property; however, it must be stated that this represents the maximum distance. It can be accessed through their website. www.abi.org.uk | Information/Consumers/General/49588.pdf.





Photo - 5

D5 Windows

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the external surfaces should be redecorated soon. Condition rating 2. These works should be carried out soon.





D6 Outside doors (including patio doors)

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





Photo - 7

Photo - 8

D7 Conservatory and porches

The conservatory to the rear of the property is built of a wooden frame. No repair is currently needed. The property must be maintained in the normal way.

D8 Other joinery and finishes

The dwelling is a traditionally constructed property so you may have to use decorative materials that suit this type of building as modern paints can damage older timber. You should use contractors experienced in this type of work and this may add to the cost.

Older paint surfaces (usually those applied before 1960) may contain high levels of lead that can be a safety hazard when disturbed.

You should follow the recommendations of the Health and Safety Executive when redecorating (see www.hse.gov.uk).

D9 Other

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and weekends, in an attempt to establish who your neighbours are and establish whether the way in which they occupy their property will reduce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

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

ΝΙ





Inside the property

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Inside the property

Limitations on the inspection

The property was carpeted and furnished at the time of our inspection. Fitted door coverings had been laid throughout most of the property and fast and down in most areas. This placed some restrictions on our inspection.

A double layer of Insulation limited our inspection within the roof void.

Comment cannot be made on areas that are covered and concealed or not other/vise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.

Damp meter readings have been taken where possible without being restricted by built-in fittings and/or wall linings if present.

It should be appreciated that the original parts of the property are period in nature. Accordingly, such parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products It is possible that defects could occur between the date of the survey and the date of which you take occupation.

We have not checked for asbestos, however, if any suspected asbestos-containing materials are identified during the inspection, they will be a comment on herein. Surveyors do not carry out any testing of possible asbestos-containing materials, this must be done by an asbestos specialist.

I could not inspect the roof space, but I did not see a problem from the outside or to the ceiling below the n roof space. Although, one could remain out of sight. Condition rating 1. No repair is currently needed.

The property must be maintained in the normal way. If you want to be sure, the owner should provide suitable access and you should ask an appropriately qualified person to carry out a full inspection.



E1 Roof structure

I could not inspect the roof space, but I did not see a problem from the outside or to the ceiling below the roof space. Although, one could remain out of sight.

If you want to be sure, the owner should provide suitable access and you should ask an appropriately qualified person to carry out a full inspection. If you want to be sure, the owner should provide suitable access and I would be happy to return and carry out a more detailed inspection and provide you with a report. This will be under a new agreement between us.

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



E2 Ceilings

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

E3 Walls and partitions

The internal walls and partitions are built of traditional materials.

The original internal wall between the kitchen and dining room has been removed.

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





Photo - 10

E4 Floors

Many older solid floors (usually before the 1940s) do not have a barrier against dampness from the ground (called a damp-proof membrane or DPM). These can be more vulnerable to dampness than floors that have a DPM.

Ground: fair solid First: good suspended timber

Condition rating 2. These works should be carried out soon.

1





E5 Fireplaces, chimney breasts and flues

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section G4).

The property includes a solid fuel burner.

You should ask your legal adviser (see section I2) to check whether: the solid fuel burning appliance has been safety checked and whether the flue has been swept within the last 12 months. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance.

In older properties, the fireplace and its chimney breast are designed to accommodate an open fire. To work properly an open fire needs an effective chimney (sometimes called a flue) that allows the combustion gases to safely escape to the outside air, and good ventilation to the room so the air consumed by the fire is replaced. If these elements are not effective, the fire will not work properly and the combustion gases will be a safety hazard for the occupants.

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

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

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. You should plan for a higher level of maintenance with these older fittings.

Many buyers would plan to replace older kitchen fittings.

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





Photo - 13

E7 Woodwork (for example, staircase joinery)

The general condition of doors, stairs and other joinery is fair with the usual signs of wear and tear. However, given the age of the property, it is likely that some rot may become apparent on further investigations to skirting boards or floor timbers, especially where dampness has been noted.

Older wooden stairs can show signs of wear especially if floor coverings do not protect them. A badly worn or split edge of the stair (called a nosing) is a safety hazard and you should replace these now (see section J3 Risks).

Over time, the wood to staircases can shrink and split loosening the various joints causing the stairs to creak when used. This is not a safety hazard, but you should overhaul and repair the stairs soon.

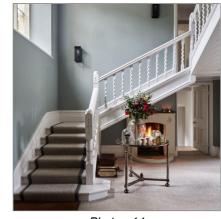


Photo - 14



Photo - 15

E8 Bathroom fittings

I could not find evidence that the glass to the shower screen/enclosure is safety glass. If it is not, it could present a safety hazard to anyone that falls against it (see section J3 Risks). You should ask an appropriately qualified person to inspect this and recommend repairs to make it safe.





Where an appliance has to be replaced, it can be very difficult to find a replacement that matches the others in the room. As a result, you may wish to replace the whole suite.

Scratched or chipped surfaces to sanitary fittings can be repaired by specialist contractors using proprietary techniques with the fitting still in place. You should use an appropriately qualified person to do this.

Older sanitary fittings can be substantial and difficult to remove (for example cast iron baths, etc.).

Condition rating 2. This should be repaired soon.



Photo - 16

E9 Other

There were no integral garages, cellars or loft conversion identified within the property.

NI





Services

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



Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not a full and complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection only and no intrusive checks carried out. The information provided in this part of the report is purely for your consideration only.

No services were tested.

The regulation states that in the absence of a current test certificate we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.



3

F1 Electricity

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

There is a mains electricity supply and the meter is located in the kitchen. The electricity supply was on when I inspected.

Whilst I could see no features that concerned me, I saw no evidence that this wind turbine has recently been properly installed/recently tested. You should ask your legal adviser to confirm whether the electrical system has been tested or inspected recently and whether a valid certificate exists in this respect (see section I).

You should ask your legal adviser to confirm this and ask for details of the agreement with the utility company where the system is connected to the National Grid.

F2 Gas/oil

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

Although I could see no problems with the existing tank, it is older, has a single skin (modern ones have a double skin) and no secondary containment. Because the property is close to a stream/ watercourse, when the tank is replaced, you will have to meet the current requirements. If you want to be sure, you should ask an appropriately qualified person to inspect the oil installation system now.

The fuel oil storage tank is in the rear of the garden and is made of bunded plastic. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



An appropriately qualified person registered with the Oil Firing Technical Association (OFTEC) should install and maintain oil fired heating and hot water appliances, associated equipment, and oil storage tanks. OFTEC recommends that a registered technician should inspect oil installations annually. I have seen evidence that this has been done.

F3 Water

The mains water supply to the property is in common with the neighbouring property where it is controlled by an external stop valve on their land. A new independent connection to the utility company's water main is required for this property.

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

F4 Heating

The heating system is controlled by an on/off switch. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way. Automatic heating controls and other devices can help improve the efficiency of the heating system or appliance. You should plan to improve the controls in the future.

Although I could see no problems with the heating and have seen evidence that it has been properly checked and serviced, it is an older installation. The maintenance costs will increase over time and many boilers may need replacing after 10 or 15 years. Therefore, you should plan to replace the heating system in the future. You should ask your legal adviser to confirm the validity of the evidence (see section I2).

F5 Water heating

The hot water is provided by the back boiler with a hot water storage cylinder or tank in the roof space. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F6 Drainage

The drain from this property passes through the land belonging to the neighbour and a legal agreement should cover this. You should ask your legal adviser to check this (see section I3).

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built after 1937, the owners of the properties are jointly responsible for the maintenance of this private sewer. You should ask your legal adviser to check this and explain the implications (see section 13).

In older properties, both foul and surface water goes into the same pipes while newer properties keep the two in separate pipes.

Condition rating 2. These investigations should be carried out soon.





F7 Common services

N/A

NI





Grounds (including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

The boundary walls and fences have not been inspected in detail.

I have not checked for Japanese Knotweed (JKW) or any other invasive plants, however, if any suspected dangerous plant life had been noted during an inspection of the grounds it will have been commented on herein. It is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot rule out the presence of JKW.

We have not consulted any Geologicalor Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.



NI

G1 Garage

The property does not have a garage.

G2 Permanent outbuildings and other structures

There are no permanent outbuildings on this property.

G3 Other



Н

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

We assume that Heron Road is adopted and maintained by the Local Authority.

Structural alterations such as the removal of chimney breasts, partitions and loft conversation are often carried out without obtaining the necessary consents. Where the means of support are concealed within the structure or casing we cannot comment on their suitability and we recommend that further investigations be carried out.

The precise boundaries of the site should be identified and it should be noted which of these carry maintenance liability.

We are unaware of any development or road widening proposals that are likely to affect the property directly. We would recommend that you instruct your Legal Advisor to make the usual searches in this regard.

We are not aware that the property is Listed or within a Conservation Area but your Legal Advisor should seek confirmation of this. If it becomes apparent that the property is Listed or in a Conservation Area then you should be aware that this will limit any alterations you intend to make.

Confirmation should be obtained that all necessary Planning and Building Regulation Approvals were obtained for any alterations undertaken to the property and these documents were adhered to during the construction process.

Your Legal Advisor should confirm the ownership and liability for footpaths and other access ways around the property. Your Legal Advisor should confirm that there are rights of way to your property from the public highway.

External locks to doors should be checked to ensure they meet your conditions or those of your insurers.

The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants that apply to the structure or affect the reasonable enjoyment of the property.

The Surveyor will assume that all By-Laws, Building Regulations and other consents required have been obtained. In cases of new buildings, alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any inquiries should be made by the Client or his Legal Advisers. Drawings and specifications will not be inspected by the Surveyor.

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual inquiries, or by Statutory Notice and that neither the property nor it's the condition, it's use or it's intended use, is or will be unlawful.

IF THERE ARE EXTENSIONS AND ALTERATIONS THEN YOUR LEGAL ADVISORS SHOULD ASK FOR PLANNING AND BUILDING REGULATION DOCUMENTATIONS.

THIS IS ONLY RELEVANT IF YOU SUSPECT BUILDING REGULATION HAS NOT BEEN OBTAINED.

Building regulation indemnity:



We do not know whether an initial application has been made and the work was signed off by a Building Control/

Approved Inspector or whether an initial application to the Local Authority was actually submitted.

H2 Guarantees

It is possible that guarantees exist for the property. However, we are not aware of any. Your Legal Advisor is recommended to establish the existence of any guarantees and if appropriate, transfer any benefits to yourself, for example, for the cavity wall insulation, boiler, windows, and doors.

Your legal Advisors are responsible for checking relevant documents relating to the property these might include servicing records and any guarantees, reports, and specifications on the previous repair works as well as for carrying out all the standard searches and inquiries.

Confirm the extent and validity of guarantees for items such as pool and plant maintenance, double glazing, boiler maintenance or related work.

H3 Other matters

You should ask your Legal Advisor to investigate and advise on: (I) in addition to the necessary standard searches and inquiries, all the items referred to in Section I above. Please advise us immediately if any of this information is found to be inaccurate.

We understand that the property is to be sold Freehold and that full and vacant possession will be granted upon completion, but your Legal Adviser must confirm all the details and explain the implications.

Prior to the inspection, we were provided with no documentation or information.

Confirmation from your proposed building insurers regarding the current and future insurance status of the property is considered important as we can only advise upon the condition of the property on the date of inspection. We are unable to comment upon the future climatic changes and in particular, the effects which periods of adverse weather could have upon the subsoil and structural stability of the property.

Where the property is subject to Feed-in Tariffs your Legal Advisor should confirm all liabilities and obligations.

Where solar panels, a ground source heat system or other services or energy sources are identified at a property, they may be subject to a lease agreement or be subject to another kind of legal document, for example, a license. You should ensure that your Legal Advisor inspects these documents and makes you aware of your rights and liabilities. You should be aware that these agreements may slow the legal process or your mortgage offer, if applicable. Additionally, maintenance costs of the equipment may be high and restrict maintenance, for example to a roof leak under a solar panel. Some future purchasers may also and solar panels unsightly.



Risks

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



Risks

I1 Risks to the building

We recommend that you should treat the following matters - all discussed earlier in the report - as risks to the building should be investigated as soon as possible.

Electricity - Please see Section G1.

You are strongly advised to obtain competing quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above and also the responses from your Legal Advisor, we will be pleased to advise you whether or not they would cause to change our advice we give in this report. We must advise you, however, that if you decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

If you want more information on radon gas, you should contact the Health Protection Agency (HPA) at 7th Floor, Holborn Gate, 330 High Holborn, London WC1V 7PP or visit the website at www.ukradon.org.

I4 Other risks or hazards

If after reading and considering this report you intend to proceed with the purchase, we advise you to send a copy of it as soon as possible to your Legal Advisor. Please draw their attention to the whole of Section J - Risks.

We are not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, if it is possible that other relevant matters may come to light as a result of legal inquiries listed in Section - I - Issues for your Legal Advisor.

We are not aware that the property is located on a significant flight path for a major airport. However, your Legal Advisor should confirm this.

Your Legal Advisor should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

1. Electrical installations to be checked and certified by an NICEIC qualified engineer.

2. All gas installations to be checked and certified by a Gas safety engineer



- 3. To check property complies with building regulations
- 4. A drainage CCTV camera check is recommended.
- 5. Estimate to be obtained for all deficiencies identified by designation two and three.
- 6. Subfloor timber to be checked.

7. We have not carried out any intrusive checks if greater assurance is needed you need to instruct specific areas not fully informed to be further investigated.

- 8. Cavity wall ties to be checked.
- 9. Cavity wall insulation to be checked.



J

Energy matters

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

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



Energy matters

J1 Insulation

I saw no evidence of cavity wall insulation has been retro-fitted. I recommend checking for any guarantee that may exist, or by physically checking the wall cavities to confirm.

Window and doors are double glazed units and have a limited life due to progressive deterioration of the edge seals.

J2 Heating

The heating is supplied via a back boiler to radiators.

J3 Lighting

The property appeared to be generally provided with a reasonable level of both natural and artificial lighting.

However, improvements can always be made. We would strongly recommend the purchase of energyefficient bulbs in the future to reduce power consumption.

J4 Ventilation

Natural ventilation is provided to the property via openable windows.

There is mechanical extraction noted to the property.

It is important to maintain the airflow in the void beneath the ground floor in order to prevent dampness and the development of rot.

Where the ground floor is solid, subfloor ventilation is not required. It is important that any extract fans available are not isolated (switched off).

Sufficient ventilation should be maintained in the roof void to help prevent condensation and mold

J5 General

I am not aware of any other energy sources.





Surveyor's declaration





Surveyor's declaration

Surveyor's RICS number

Qualifications

12345-6789

Company

UK New Build Snagging LTD

Address

111 High Street, Birmingham, West Midlands, B1 2ED

Phone number

02896 910018

Email

Website

Property address

10 Heron Road Belfast BT3 9LE

Client's name

Date the report was produced

Charles G	lass
-----------	------

22nd February 2021

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

Signature





What to do now

RICS Home Survey - Level 3



Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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





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



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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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



Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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



The report

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

Condition ratings

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

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

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

Energy

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



Issues for legal advisers

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

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

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

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

Risks

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

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



Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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





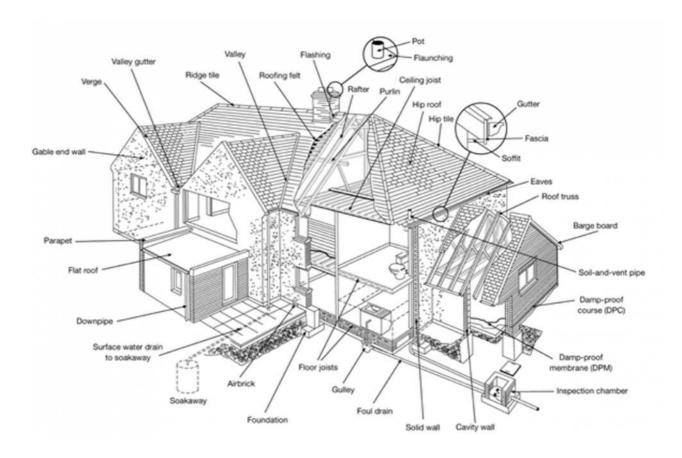
Typical house diagram

RICS Home Survey - Level 3



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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