



LEVEL 3

# Your survey & valuation report

**Property address**

Felpham Post Office, 92 Felpham Road, Bognor Regis, West Sussex, PO22 7PD

**Client's name**

Friends of Felpham CIC

**Consultation date (if applicable)**

3<sup>rd</sup> April 2024

**Inspection date**

16<sup>th</sup> May 2024

**Surveyor's RICS number**

0091185

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	<b>RICS disclaimer</b>

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# A

## About the inspection and report

This 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.

# A

## About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see *The Inspection* in section N) and
- a report based on the inspection (see *The report* in section ).

### About the report

We aim to give you professional advice to:

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

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

### About the inspection

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



## Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instruction to us (the firm), for a full list of exclusions.

# A

## About the inspection

### Surveyor's name

Shaun Woolford MBA BSc (Hons) DipProjMan MRICS

### Surveyor's RICS number

0850069

### Company name

MRG GP Surveyors Limited

### Date of the inspection

16<sup>th</sup> May 2024

### Report reference number

23.GP.IOW.515

### Related party disclosure

I am unaware of any related party disclosure in undertaking this inspection and providing a report as instructed.

### Full address and postcode of the property

Felpham Post Office, 92 Felpham Road, Bognor Regis, West Sussex, PO22 7PD

### Weather conditions when the inspection took place

During the inspection the weather was overcast, but dry. Within the preceding 48 hours there had, however, been significant rain showers that had led to localised flooding along the south coast.

No obvious evidence of fluvial or pluvial flooding was noted within the immediate vicinity of the subject, however.

Climatic conditions over the past two decades have included both record storm force winds and record dry periods. It is relevant to state that climatic conditions can have an impact upon the performance of buildings and it is the case that structures have recently been tested by climatic extremes. 2020 saw the highest levels of rainfall since records began. By contrast, the summer of the year 2022 saw record high temperatures and dry periods.

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

The Property was occupied, fully furnished and with fitted floor coverings and personal effects in place throughout at the time of inspection.

Clients are always asked to bear in mind that when all furnishings, fittings and carpeting and personal effects are removed and when a building is vacant the circumstances for survey inspection are quite different; there is a much better opportunity for close scrutiny to assess the true condition.

As the Client will know from the conditions of engagement, there is no authority to undertake exposure works which might cause damage to the building and due to the limitations, conclusive detailed advice is not possible on certain elements. However, where important fabric has been inaccessible, realistic assumptions as to condition have been made based upon superficial evidence and from professional experience.

Similarly, with the presence of heavy furnishings on floor coverings, personal effects and stored items (where relevant) it is inevitable that conclusive detailed advice will not be possible on certain elements: whereas every reasonable effort has been made to reach accessible parts, when furnishings and effects have been removed from the building there will be a better opportunity to follow up on matters which may need further investigation. This report aims to give comprehensive preliminary guidance prior to commitment to purchase the property, but the full extent of any refurbishment and repair requirement will obviously depend upon findings when exposure work has been possible.

With regards to the small convenience store element and sub Post Office counter, no meaningful inspection internally was possible as a result of stock storage, display and internal linings. Removal may reveal defects currently concealed that could not be identified within the terms of reference of this instruction.

# B

## Overall opinion

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

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

### Important note

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



# B

## Summary of condition ratings

### Overall opinion of property

This Property is considered to be a reasonable proposition for purchase, provided you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

# B

## Condition ratings

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



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

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

Element no.	Document name	Received



### 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
D1	Chimney stacks
D2	Roof coverings
D5	Windows
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E7	Woodwork
F1	Electricity
F6	Drainage



### 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
D3	Rainwater pipes and gutters
D4	Main walls
D6	Outside doors
D7	Conservatory and porches
E1	Roof structure
E6	Built-in fittings
F2	Gas/oil

# B

## Condition ratings

F3	Water
F4	Heating
F5	Water heating
G2	Permanent outbuildings



### Elements with no current issues

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

Element no.	Element name
D8	Other joinery and finishes
E2	Ceilings
E8	Bathroom fittings



### 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
G1	Garage

### Summary of repairs

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

Repairs	Cost Guidance (optional)

### Further investigations

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

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# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

# C

## About the property

### Type of property

Detached building originally thought to have been constructed as a private dwelling house, but over the course of its history has been used for part commercial purposes, including a small local convenience store and sub Post Office.

The construction specification and general architectural design is in accordance with traditional practices relevant to a residential dwelling of this type and age.

### Approximate year the property was built

1905.

### Approximate year the property was extended

The property appears to have been extended over the course of its history, although the changes made are now considered to be historical.

Investigation of Title Deeds and or the Local Planning Authority may reveal an exact date. It must be confirmed that all alterations and adaptations undertaken to the Property strictly comply with relevant statutory consents. This principally has regard to planning approvals and compliance with Building Regulations. This is not verified, however, and must be the subject of further enquiries to be undertaken by the Client's legal advisor prior to commitment to purchase. Any ambiguities to suggest non-compliance of statutory provision must be referred to me for further comment, as this may have an implication upon the content of this report.

### Approximate year the property was converted

Not Applicable.

### Information relevant to flats and maisonettes

Not Applicable.

### Construction

The Property is considered to be of conventional construction having due regard to its style and age.

Main walls are part exposed stretcher bond brick faced to the lower element with a rough cast rendered finish above a brick stringer course. The thickness as measured at window reveals confirming cavity construction with predominantly wet plastered finishes.

The main roof is of a complicated pitched design with multiple gable projections having a plain clay tiled covering on a cut timber frame. There is no underlay to provide secondary protection against water ingress.

Fenestrations are mixed UPVC framework incorporating sealed unit double glazing and single glazed timber casements and double hung box sash.

Floors are predominantly of suspended timber, although elements of the ground floor are in solid structure. Fixed coverings were in place throughout.

The detailed remarks in the following sections of this report aim to give specific guidance upon the structure and condition of the building, but by way of initial comment the routine maintenance implications for the future care of the property will of course be quite demanding, reflecting the age and context of the dwelling. The redress of exposure to the elements and the usual maintenance of service installations, etc., will be the principal topics for routine attention.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground	1			1	1			1
First		4	1	1				
Second								
Third								
Other								
Roof spaces								

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Individual sizes are provided as follows.

**Ground floor:**

Shop/Post Office Counter (8.0m x 5.4m max approx.), rear hall with WC off, living room (4.2m x 3.6m approx.), kitchen (5.1m x 4.2m approx.) and conservatory (6.2m x 2.8m approx.).

**First floor:**

Landing with access to bedroom one (4.3m x 3.5m approx.), bedroom two (4.0m x 3.8m approx.), bedroom three (4.3m x 3.8m max approx.), bedroom four (4.0m x 3.4m approx.) and bathroom, with separate WC.

We have calculated the area in accordance with International Property Measurement Standards (IPMS) 1 to be approximately 271m<sup>2</sup>.

IPMS 1 – Residential: is the sum of the areas of each floor level of a building measured to the outer perimeter of external construction features; which may be reported on a component by component basis for each floor of a building.

Located to the property are reasonable garden areas, only to the southern side, with the building frontage and exposed northern flank elevation being within extremely close proximity of the adjacent public highway.



## Energy efficiency

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

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

### Energy efficiency rating

E

### Issues relating to the energy efficiency rating

From the available information and our current understanding of the regulations, the provisions of the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 under the Energy Act 2011 will not impact upon the current value and marketability of the Property.

It should be noted that as of 1st April 2020, landlords must not let any property with an EPC rating of less than E, under either existing or new tenancy agreements. Therefore, the Property must be brought up to the minimum E rating to comply with the Regulations, unless the landlord is able to register the Property as a qualifying exemption.

The proposed regulations are likely to see the requirement for the EPC rating to increase significantly, to allow for private renting and possible domestic owner occupation by 2028. The current proposals may stipulate a minimum rating of B. Clearly, the client will need to significantly upgrade the thermal efficiency of the property to meet such minimum requirement, should it become a statutory obligation. In this respect careful consideration of the EPC must be undertaken and relevant works implemented, as may be necessary.

### Mains services

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



Gas



Electric



Water



Drainage

### Central heating



Gas



Electric



Solid fuel



Oil



None



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

None.

**Other energy matters**

The subject is included on the Domestic EPC Register held by the Government.

The Client is urged to consider the EPC, where it exists, for any residential property and take under advisement relevant recommendations that may be set out, to increase the thermal efficiency of the building.

# C

## Location and facilities

### Grounds

The property has the benefit of reasonable adjacent garden areas to the southern side. Site boundaries are within close proximity to the north, east and west.

### Location

I am unaware of any issues as a result of location likely to impact upon marketability or value. It is assumed, however, that the Client's legal advisors will undertake the necessary enquiries prior to commitment to purchase.

The front of the property faces approximately west. All directions are given as if facing the front of the property looking towards the rear.

The property is located within an area of mixed limited commercial and residential use.

### Facilities

Limited facilities are available within the immediate vicinity.

### Local environment

I am unaware of any specific issues as a result of the local environment likely to significantly impact upon marketability or value. It is assumed the Client's legal advisor will investigate issues with regard to environmental considerations and advise the Client accordingly. Any matter to alert concern should be referred back to me for further comment.

The Client is advised to familiarise themselves thoroughly with the location prior to commitment to purchase.

# D

## Outside the property

# D

## Outside the property

### Limitations on the inspection

#### D1 Chimney stacks

1 2 3 NI

Three chimney stacks exist above the roof covering, each to a broadly similar specification comprising brickwork with flashings and soakers, where seen, formed in lead. 3

Each is surmounted by clay pots.

The requirement for repointing and repair is noted, particularly to the south and western sides which face the prevailing weather force. This is most relevant to the rear stack.

Flashings and soakers appear to be an original characteristic of construction and from within the roof void area it can be seen that water ingress does occur during storm conditions.

**ACTION:** Engage the services of a suitably competent qualified contractor to provide a priced schedule for the stripping and replacement of lead flashings in Code 4 leadwork, together with the localised repointing to chimney faces, as necessary.

From the limited ground level vantage points it is not possible to confirm the condition of the flaunchings within which the clay pots sit. These do degrade and fail with obvious health and safety implications. Accordingly, it is strongly recommended they are closely inspected prior to commitment to purchase to verify their condition.

The contractor engaged to undertake the repair works should give consideration to the flaunchings and undertake any repairs that might be identified following close quarter inspection, as a result of the obvious health and safety implications.

No stacks have wire guards.

It is good practice to install wire guards to prevent bird nesting in flues. Whereas this action may not be urgent it is suggested that this is a matter which you should keep in mind as a routine maintenance topic for implementation.

**ACTION:** Engage a contractor to affix wire guards at the tops of the chimney pots where necessary to prevent bird nesting.

**Condition Rating - 3**

# D

## Outside the property

### D2 Roof coverings

The roof is of a particularly complicated design necessitating numerous inclined valley gutter features. 3

By exterior observation there is no obvious evidence to indicate any weakness in the timbers making up the main roof structures.

The alignment of the main ridge appears satisfactory and there is no evidence of distortion at the elevation or roof spread at the eaves.

The overall condition of the plain clay tile covering is, however, extremely poor with numerous slipped tiles noted. From within the roof void area it can be seen that the fastening nibs, upon which the tiles are secured across lateral timber battens are deteriorating and failing.

Moss growth and other organic debris exists and is impeding the dispersal of storm water via valley gutter features. This has led to particularly rapid deterioration to these adjacent tiles.

The condition of verge pointing is in poor repair and has generally weathered to the extent that it now requires comprehensive replacement.

There is no underlay to provide secondary protection against water ingress. Provision of an underlay would not be economically feasible unless the roof covering was stripped and replaced.

Having regard to the current condition of the roof covering and comments set out above, it is considered to be at the end of its economic life expectancy. The client should therefore budget for a comprehensive roof overhaul.

This will require the stripping of the existing tiles and off site tipping. It is considered extremely unlikely that any would be salvageable.

Upon exposure of the timber framework any localised rot decay will require repair before a robust underlay is provided, new battens and tiles relaid.

The costs associated with such works should be verified, prior to commitment to purchase by engaging a suitably competent qualified contractor to undertake a detailed inspection.

# D

## Outside the property

The costs associated with this work activity given the mass and scale of the building will clearly be significant.

The monopitched roof above the single storey front projection is in better repair, but moss growth is noted. This indicates the tiles have become porous and the client should therefore budget for this roof covering to also be stripped and replaced. This will also require replacement of the flashing at the intersection with the adjacent main wall elevation.

**Condition Rating - 3**

### D3 Rainwater pipes and gutters

The rainwater goods are plastic components which are securely affixed to the building.

2

As a result of their age they will now be damaged variously by UV and their serviceability is limited.

Please bear in mind the true operating condition could not be assessed at the time of inspection as there was no rainfall.

It is not possible to confirm that downpipes discharge to a soak away, mains drains or alternative appropriate receptacle. This will only be confirmed following a drains test beyond the scope of this survey.

The client must budget for the comprehensive clearing of rainwater goods as these are likely to be blocked, as evidenced by organic growth noted variously to gutters.

**Condition Rating - 2**

# D

## Outside the property

### D4 Main walls

As you will know, the foundations and other concealed structural elements have not been exposed for examination and therefore some reasonable assumptions as to the condition of unseen parts have to be drawn. By a single site inspection it is not always possible to give positive assertion that no minor progressive movement is occurring and there can of course be no absolute guarantee that any building will remain wholly immune from foundation movement during periods of climatic extremes.

2

By careful inspection within the terms of reference for this report no evidence of any present or previous structural movement which would either be significant or which would alert concern for the durability of the Property has been identified. Allowance has been made for the age and type of building and the construction specification so far as possible.

The horizontal and vertical alignment in the main wall structure appears satisfactory with no evidence of stress cracking or distortion which would alert concern.

Limited inspection revealed no evidence of significant problems, but the exterior must be well maintained to prevent water penetration. It is also important to minimise condensation that might encourage deterioration to unseen components.

Stepped cracking noted, for example to the rear elevation and shaling to individual bricks may be indicative of corrosion and failure of concealed cavity wall ties.

Corrosion to cavity wall ties can push apart brick courses causing stepped and lateral cracking. This in turn can lead to water ingress which saturates brickwork, causing shaling to individual bricks where they may crack during frost conditions, as a result of expansion to retained frozen water.

**ACTION:** Engage the services of a suitably competent qualified specialist contractor to undertake an endoscopic survey and provide a report and quotation for the replacement of any failed cavity wall ties. All works should be undertaken by a PCA registered firm to a long term industry guarantee standard and include the sleeving or removal of old corroded ties.

The external ground level is too high in relation to internal floor level, particularly to the southern flank elevation.

# D

## Outside the property

External ground level should be lowered to at least two brick courses beneath damp proof course with appropriate provision made for subfloor ventilation. Any excavation should be backfilled in pea shingle with an appropriate damp proof membrane installed adjacent to the face of the main wall elevation.

Sample hammer testing of the rendered coverings indicated various blown areas. This will represent an ongoing maintenance liability for patch repairs as render loses its key and fails. Eventually a cost consideration will be the hacking off and replacement. At this time stress cracking or other defects may be revealed that are currently concealed.

The requirement for minor repointing in a sympathetic lime mortar is required. This being most evident to the south and western elevations. This represents an outstanding maintenance action and is not an urgent defect at the present time.

### General Note:

Repairs to pointing at buildings constructed with lime mortar should be made using lime mortar again, not modern cement mortar. Cement mortar is usually harder than the masonry and on this account spalling (degradation) of the softer masonry accelerates. The process occurs because water becomes trapped behind the ledges and fissures of the new hard cement mortar which freezes in winter conditions and breaks off the softer masonry, leaving the cement mortar intact. Eventually when the spalling becomes very severe the cement mortar itself will drop off. It is therefore strongly recommended that any future re-pointing works should be undertaken using lime mortar only and performed by a contractor with the relevant trade skills in the use of lime.

Cracking consistent with possible minor structural movement can be seen to the rear elevation adjacent to the north eastern corner. It is noted there is an inspection chamber immediately adjacent for drainage infrastructure. It is possible some drainage defect over the course of the building's history has occurred, leading to liquification of the strata upon which this element of the building sits. The minor cracking and movement process appears longstanding. The client's attention is, however, drawn to the recommendations made below at section F6. The contractor should pay particular attention to this element of the drainage infrastructure to confirm that no defect is occurring. On the assumption there is no ongoing or progressive movement process or defect relevant to the adjacent drains, this element of brickwork should be carefully restitched in sympathetic lime mortar pointing.

**Condition Rating - 2**



# D

## Outside the property

### D5 Windows

Windows are UPVC framed incorporating sealed unit double glazing and single glazed timber casement and double hung box sash. 3

In relation to double glazing interstitial misting was noted between glazed elements, for example to the kitchen and first floor south eastern bedroom.

On the assumption double glazed windows are of a similar age, this defect is likely to show itself in the near future to other units.

The only remedy is replacement of the double glazing.

With regards to older single glazed timber casements and double hung box sash, these are in poor repair, affected variously by rot decay and poor decorative finish. In addition, glazing is unlikely to be safety or toughened glass. This represents an obvious health and safety liability.

In accordance with the comments set out above, the client must budget for the comprehensive replacement of all windows in modern units. This should be budgeted for, prior to commitment to purchase.

Where replacement of complete windows is necessary, they will have to conform to modern standards. This will necessitate either Building Regulation Approval from the Local Authority, or use of a contractor registered with FENSA. This is a Government approved trade association whose members can self-certify that their installations meet the standards of Building Regulations.

The precast concrete lintel above the window opening behind the Post Office counter to the southern elevation has cracked. This is likely to be as a result of corrosion to metal strengthening rods. His lintel should be replaced.

**Condition Rating - 3**

# D

## Outside the property

### D6 Outside doors (including patio doors)

The condition of outside doors should be considered in accordance with the issues discussed above, having regard to windows. 2

**Condition Rating - 2**

### D7 Conservatory and porches

There is a conservatory adjacent to the southern flank elevation. 2

This is constructed of cavity brick base, upon which is sited UPVC framed windows and doors, under a monopitched polycarbonate sheet roof.

No obvious evidence of water ingress was noted internally.

With regards to windows and doors, it is recommended that formal enquiries are made of the vendor to ascertain the date of installation. Should these be in excess of 10 years of age or the guarantee period has expired, the risk of defects arising in the near future will have to be accepted.

By reference to general comment, this installation appears to be significantly in excess of 10 years.

No obvious evidence of water ingress was noted internally, but the weatherproof detail adjacent to the main wall elevation is untidy, with the lead flashing being inappropriate and not appearing to be appropriately chased into the adjacent wall surface.

Accordingly, the client should anticipate that water ingress may occur in the short to medium term.

Conservatories are often founded on much shallower footings than the adjacent main building and on this account some differential movement may occur, particularly during climatic extremes. It is only possible to assert that at the present time no obvious evidence of differential movement or rotation could be seen.

**Condition Rating - 2**



## Outside the property

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### D8 Other joinery and finishes

Roofs eaves areas are typically overclad with plastic.

1

Whilst this appeared serviceable with no significant or urgent defects noted, should timber joinery be concealed, the possibility of concealed defects will clearly exist.

**Condition Rating - 1**

### D9 Other

Not Applicable.

NI

**Condition Rating - NI**

# E

## Inside the property

# E

## Inside the property

### Limitations on the inspection

### E1 Roof structure

1 2 3 NI

In the roof void the size and spacing's of timbers making up the roof structure appeared to be adequate to carry the normal loads likely to be imposed upon them. 2

The roof comprises a cut timber frame.

The frame appears to be in its original configuration and layout, with no obvious evidence of significant inappropriate alteration or adaptation.

As a result of the extensive storage of personal items and loose over boarding, the vast majority of ceiling joists were concealed. Adjacent timber rafters were also not open to full inspection.

It is recommended that the client budgets for the precautionary spraying to eliminate wood boring beetle infestation, due to the limitations.

In accordance with the comments set out above at section D2, the client should anticipate that some localised rot decay will have occurred as a result of past water ingress, given the overall condition of the main roof covering.

**Condition Rating - 2**

### E2 Ceilings

Original ceilings are of lath and plaster construction, although it is possible some over cladding or replacement in modern plasterboard has occurred. 1

Finishes include plain emulsion and textured wallpaper.

While minor undulations and irregularities were noted, no significant or urgent defects were apparent.

Although no significant or urgent defects were seen, the Client should be aware that the lath and plaster ceilings will have a limited life expectancy. As cracking and bowing progresses, an expedient measure will be the over cladding with plasterboard and decorative making good.

**Condition Rating - 1**

# E

## Inside the property

### E3 Walls and partitions

The internal walls were carefully scrutinised for signs of present or previous structural movement, particularly of signs of distortion at junctions between ceilings and walls and binding at door openings.

3

No significant or urgent defects were noted.

Evidence of historic settlement processes were noted. This is most apparent at traditional building weak spots including door openings leading from the landing at first floor into the bedrooms. Where seen, the distortions are within acceptable parameters and do not alert concern as to the current durability of the structure.

A moisture detecting meter was used in selected accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness.

Significant indications of rising and penetrating dampness were detected variously to the base of internal ground floor walls.

**ACTION:** Engage a specialist firm to inspect, report upon and give indicative costings for remedial work to eliminate all dampness and damp related defects in the building. The work should be to a long-term Guarantee standard. You may wish to obtain several comparative quotations, at your own discretion).

The contractor engaged must also make provision for adequate subfloor ventilation.

Please note that where older (historic) buildings are concerned, especially those bonded with lime mortar, it is often inappropriate to use remedial damp treatment works which are designed for more modern brick and timber structures. In brief, isolating construction elements from damp masonry either by "tanking" or other measures will normally be the principal objective and injecting walls with silicone barriers should only be undertaken with expert advice and care.

**Condition Rating - 3**

# E

## Inside the property

### E4 Floors

All floors are covered by carpets or other fixed coverings which could not be lifted. Consequently, floor surfaces and sub-floor areas could not be inspected. 3

So far as can be ascertained without exposure work, floor surfaces are reasonably level and there is no indication of any compaction, gapping below skirting, vibrance, deflection or other relevant defect.

When the existing floor coverings and furnishings have been removed, there will be a better opportunity to verify that there is no indication of any defect needing further investigation.

No absolute warranty can be given as to the effectiveness of sub-floor ventilation and no doubt you will bear in mind that the sub-floor cavities have not been seen.

The loadings of timber floors are carried in a variety of ways. Contact with damp, insect damage and historic distortions in walls or 'bearings' are often topics for consideration. You will appreciate that without exposing sub-structures, opinions as to overall condition in this report and for guidance. Taking a pragmatic view, in so many cases imperfections in floors 'come with the territory' in older/historic buildings are tolerated and even contribute to 'character'.

The existence of significant rising and penetrating dampness to the base of ground floor walls will provide conditions ripe for concealed rot decay to concealed floor cavities.

At your discretion you may wish to expose sub-floor structures before you install new carpeting or coverings. Please bear in mind that even where joist ends have suffered damage, the load bearing potential of floors can often continue to be adequate for decades to come.

This a course of action strongly recommended as a result of the circumstances noted above and dampness detected. Accordingly, the contractor engaged as a result of the recommendations at F3 should be instructed to undertake the necessary invasive investigations to confirm the condition and serviceability of concealed areas.

It was not possible to confirm that no consolidation or compaction has occurred to the ground solid floor structure. Given the age of the property this is a possible defect that may exist. Should this be the case, typical remedy includes the application of self-levelling screed. In extreme cases it is necessary to break and remove to thereafter replace floor structures.

# E

## Inside the property

It is not possible to confirm that solid floor structures incorporate an appropriate damp proof membrane. This will only be identified following damaging exposure works beyond the terms of reference of this report.

**Condition Rating - 3**

### E5 Fireplaces, chimney breasts and flues

To ensure that all products of combustion safely expel from the building in the case of gas appliances, for example to the gas boiler, it is recommended that a flue flow test should be carried out by a competent contractor. 3

The flues have not been inspected and it is not possible to comment upon the adequacy of any linings or their condition.

No assumption should be made as to the practicality of re-using disused or closed fire hearths until formal testing has been undertaken by a competent contractor.

It appears that the chimney located at the south eastern corner of the building has been removed at ground floor level. The residual masonry above within the bedroom is not confirmed as being adequately supported.

**ACTION:** Engage the services of a suitably competent qualified contractor to undertake damaging exposure works to confirm whether the south eastern chimney stack residual masonry is appropriately supported. If not, the entire chimney should be removed or appropriate support introduced.

**Condition Rating - 3**



# E

## Inside the property

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

Built-in fittings were not inspected in detail but appeared generally serviceable.

2

By reference to general observations, upgrading of internal fixtures and fittings would typically be necessary to bring this property up to a standard relevant to market expectation for occupation.

There has been a relative lack of investment in the principle residential areas in recent years.

**Condition Rating - 2**

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

In every case and with buildings of any age, it is always recommended that Clients should ascertain from the Vendors as to whether there are any existing certificates in respect of timber preservation treatment works which can be transferred to a purchaser; such certificates should be then obtained for verification. Where no previous timber preservation work has been carried out or where guarantee certificates are not available, Clients may consider arranging for timber preservation treatment works prior to occupation of the Property, at their own discretion. In this regard, it may be borne in mind that the existence of old woodworm flight holes does not necessarily imply that there is any active infestation, but evidence of activity could become visible on a seasonal basis. Also, Clients are reminded to consider the environmental implications which may arise from spraying timber with toxic preservative chemicals (for example, the statutory protection of bats and possible harm to domestic pets, etc.).

3

No evidence of any active wood boring insect infestation or other relevant defect was discovered. Whilst all reasonable care has been taken, timber defects could occur in areas which have not been accessible for inspection. Unless all timbers have been treated, there is an inevitable risk that hidden defects could exist.

It is considered likely that there will be concealed timber defects either to the roof void area or sub floor cavities. It is therefore essential the actions recommended are followed. Only this will reveal the condition and serviceability of concealed areas.

Condition rating 3 is provided as a result of the glazed panel to internal doors unlikely to be safety or toughened glass. This should be formally tested and replaced as necessary, given the obvious health and safety implications.

**Condition Rating - 3**

# E

## Inside the property

---

### E8 Bathroom fittings

Bathroom fittings were not inspected in detail but appeared generally serviceable. 1

As a result of bathroom fittings leaking over time it is not unusual to find in any dwelling of any age, concealed damage having been caused either to flooring or to the base of adjacent concealed walls. This may only be identified following damaging exposure works outside the terms of reference of this inspection and the risk of unseen defects as a result of past water escape from any bathroom/kitchen fittings will have to be accepted.

The ground floor WC has a macerator or similar installation. These can be particularly temperamental and no assurance is given as to operational serviceability.

**Condition Rating - 2**

### E9 Other

Not Applicable. (NI)

**Condition Rating - NI**

# F

## Services

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



## Services

### Limitations on the inspection

1 2 3 NI

#### F1 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.

I have concern with regards to the condition and safety of the installation. Mixed age components and surface mounted sockets and cabling can be seen variously. 3

It is noted that the Institute of Electrical Engineers recommends an inspection of the electrical service at the change of every occupier.

Building Regulations in respect of electrical safety in dwellings came into force on 1st January 2005. In recent years many DIY enthusiasts and unqualified electricians have undertaken work at an un-regulated standard. The new Regulations are being introduced to ensure that reasonable provision is made in the design, installation, inspection and testing of electrical installations to achieve a higher overall standard. In short, the new Regulations require electrical work to be checked and tested by tradesmen who are registered on a Government Approved "Part P" scheme run by bodies such as NICEIC, ELECSA, BRE, BSI, NAPIT, or other authorised scheme providers.

It is always recommended to Clients that as a prudent initial routine maintenance action a competent electrician should be engaged to undertake safety testing. In this way Clients can be assured as to the adequacy of the electrical installation from the outset. It is considered essential that electrical tradesmen should be suitably registered.

Please bear in mind no warranty is given as to the efficiency or operation and condition of service installations.

**ACTION:** Engage the services of an NICEIC registered contractor to undertake a full inspection and provide a report and quotation for any upgrading, replacement or renewal for the electrical installation and service to ensure ongoing serviceability and safety.

**Condition Rating - 3**

# F

## Services

### 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.

While there was no obvious indication to suggest a problem with the installation, as a result of the age and relevant health and safety requirements, I always recommend an inspection by the appropriate gas company. Only this course of action may give assessment as to the condition. 2

It is normally recommended to Clients in conjunction with the first servicing of gas appliances, that the contractor engaged should be requested to undertake pressure testing, cross bonding and identification marking of gas pipes. This action will comply with the recommendations of the Health & Safety Commission.

Please bear in mind no warranty is given as to the efficiency or operation and condition of service installations.

**Condition Rating - 2**

### F3 Water

I understand the Property has the benefit of a mains water supply. No evidence of any significant leakage, corrosion or other relevant defect was identified in accessible places on the plumbing distribution network. 2

As a result of the original age of construction it is possible that mixed materials will be in existence. The Client is advised to engage a suitably competent qualified plumbing contractor prior to commitment to purchase to verify condition and serviceability.

Please bear in mind that even where water pressure is apparently adequate, the actual condition of the mains service pipe is unseen. Leakage, corrosion, etc., can only be fully assessed by exposure and formal testing with specialist equipment, outside the present terms of reference.

**Condition Rating - 2**



## Services

### F4 Heating

Space heating is provided via panel radiators.

2

Whilst these appeared generally serviceable, no comment may be given as to their operational serviceability or indeed the overall condition of the installation.

At the Clients discretion they are strongly advised to engage a suitably competent qualified Space Heating contractor to undertake a full inspection and provide a report and quotation for any upgrading, repairs or replacement necessary, in order to ensure ongoing serviceability and condition.

Panel radiators are pressed steel.

These are of a particularly old design and are likely to be subject to defects including internal corrosion and rusting.

There are no TRVs.

It is recommended the client budgets for radiators to be changed to modern components with greater thermal efficiency.

**Condition Rating - 2**

### F5 Water heating

Central heating and hot water are supplied by a 'combination' gas boiler direct from mains supply; there is no hot water storage tank or immersion heater for secondary supply.

2

**ACTION:** Ascertain from the Vendor as to whether there is a maintenance contract in respect of the boiler which can be transferred to a purchaser and also ascertain the service history, with the date of the last servicing.

**Condition Rating - 2**



## Services

### F6 Drainage

Inspection covers within the boundaries have been lifted where visible and possible (except in the cases of flats and maisonettes). This is to facilitate a visual inspection. The drains have not been tested and it is not possible to comment on hidden areas. Where drainage systems have not been traced it is assumed that channels are connected to the main sewer, or an alternative and acceptable means of disposal.

3

The inspection chambers were lifted within the curtilage of the site. Standing water was seen variously, consistent with localised blockages and possible defect.

The client should bear in mind that the blockages could be as a result of the recent heavy rainfall and sometimes may be washed through.

Unless an inspection is undertaken by a specialist contractor, however, the possibility of significant defects will have to be accepted.

This action is recommended.

**Condition Rating - 3**

### F7 Common services

I am unaware of any common services.

NI

**Condition Rating - NI**

# G

## Grounds

(including shared areas for flats)





## Grounds (including shared areas for flats)

### Limitations on the inspection

1 2 3 NI

#### G1 Garage

Not Applicable. There is no garage nor space for one.

NI

**Condition Rating - NI**

#### G2 Permanent outbuildings and other structures

Although no boundary survey has been undertaken, boundary structures appear to be relatively well defined. It is strongly recommended that the client compares the location of physical boundaries with any transfer or title plan.

2

Where solid boundaries exist, these are predominantly in cobble flint and other natural stone, in fair repair. Their existence and relatively historical nature will, however, represent an ongoing maintenance liability.

Timber lattice fence with a small element of larch lapped fencing also exists. This is in fair repair.

The Client should investigate responsibility for maintenance of boundary structures and budget accordingly for their upkeep.

**Condition Rating - 2**

#### G3 Other

There are trees within potential adverse influencing distance of the main building, conservatory and stone boundaries. Suffice to say, however, no significant damage appears to have been caused at the present time.

It is essential that close trees and shrubs, where they are within adverse influencing distance, are the subject of an appropriate ongoing management programme to mitigate the risks posed. In addition, their size, species and location should be disclosed to the intended buildings insurance provider to ensure the building can attract insurance cover for all risks without unusual excess, premium or exclusion.

# G

## Grounds (including shared areas for flats)

For your general guidance, the height and spread of a tree should not exceed its distance from a building. However, this is not an invariable rule and tree species in differing ground conditions bring a range of implications. Clients should not lose sight of the environmental value of trees and actions should be taken in a sensible and “measured” way. However, in each case it is best to seek specific advice and reach conclusions to suit long-term objectives. Please remember that Buildings Insurers will usually enquire on application forms as to whether there are any large trees within proximity of subject buildings.

As much of the exterior of the Property and land which was readily accessible, without undue difficulty or risk to personal safety, has been inspected visually. This inspection has included as much of the property that was visible when standing at ground level within the boundaries of the site, and adjacent public areas, and when standing at the various floor levels.

During my inspection I noted no evidence of Japanese knotweed. However, without arranging for further specialist investigations, the Client must accept the risk of undetected infestation.

Within the limits imposed on my inspection and by our terms and conditions of engagement, I noted no indication of Japanese Knotweed. For the avoidance of doubt my opinion does not confirm that Japanese Knotweed (or other invasive/notifiable species) are not present which would require special remediation or management.

# H

## Issues for your legal advisers

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



## Issues for your legal advisers

### H1 Regulation

The Vendor's agent has not disclosed title, but it is expected that your legal adviser will investigate this aspect before your commitment to purchase. For assessment in this report it has been assumed that neither title documents nor official search will reveal matters which might impair value, but if any relevant topic is found the question of value should be referred back.

No tenancies have been disclosed or were apparent by site inspection.

In all cases where extensions and alterations have been made to Property, Clients are reminded to verify that the necessary statutory consents and approvals have been obtained (where relevant). This is normally checked in the course of Enquiries and Searches Before Contract.

No rights of way, easements etc., which would impair Market Value or use of this Property have been noted by site inspection.

For this report it has been assumed that sewers are adopted by the responsible Authority. You should be aware that many sewers, even of recent construction remain unadopted, but where this applies there is not normally any adverse impact upon Market Value.

### H2 Guarantees

You are reminded to ascertain from the Vendors as to whether there are any guarantees, warranties, service agreements, etc., which can be transferred to a purchaser. Ideally you should obtain copies of these for verification, prior to commitment to purchase. This is particularly important if there has ever been any previous structural repair to a building and also in respect of timber and damp treatment works, wall tie replacement works, wall cavity insulation works, loft insulation works, boiler maintenance contracts, etc.

### H3 Other matters

Your Legal Adviser should be requested to check, inter alia, the following:

- Ownership and liability of physical boundary features
- Reference, if any, to jointly used services in the title documentation
- Outstanding credit agreements, if any, for fixtures and fittings

## 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 reasonably be changed.



# Risks

## I1 Risks to the building

The client's attention is drawn to the comments above at section G3.

## I2 Risks to the grounds

The client's attention is drawn to the comments above at section G3.

## I3 Risks to people

The client's attention is drawn to the comments above, particularly at sections D5, E7 and F.

Note: As you may be aware asbestos products have in recent years come under the close scrutiny of the Health & Safety Executive on account of health risks. Bylaws have been introduced to cater for the safe handling and disposal of those asbestos products which pose a high level of risk. Most of the compressed asbestos cement products such as panelling, water storage tanks, surface water fittings, etc., do not present a high risk and are therefore not one of the scheduled materials for which any significant concern should be expressed. The Asbestos Safety Council has advised that these asbestos cement components should ideally be left in situ and should not be cut or broken: also, if any "dusting" or other degradation is observed the products should be painted. The Regulations to control the use and handling of asbestos products are still evolving and it is realistic to anticipate that there may perhaps come a day in the future when more asbestos components are added to the list of those materials which require very special handling.

For the present, the materials in this particular property are common and are quite typical of a high proportion of domestic buildings in this country constructed during the twentieth century.

## I4 Other risks or hazards

The current residential property market landscape appears incredibly uncertain. There have been recent progressive increases in interest rates, with a general shortage of property being available on the market driving values to possible unsustainable levels. It is therefore considered quite possible that future property values will fall. Given the present market uncertainties, the client should consider carefully the implications of possible future falls in value and the implications this may present to personal financial circumstances.

# 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 the 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 Insulations

It is recommended that roof void insulation be increased to a minimum of 300mm in fibreglass quilting.

### J2 Heating

Boiler and radiators from mains gas. Programmer, room thermostat and TRVs.

### J3 Lighting

Low energy lighting always recommended to fixed outlets.

### J4 Ventilation

Mechanical extraction always recommended to kitchen and bathroom areas.

### J5 Other

None.



# K

## Property valuation

# K

## Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

**In my opinion the market value on 16<sup>th</sup> May 2024 as inspected was:**

£700,000 (Seven Hundred Thousand Pounds)

**In my opinion the current reinstatement cost of the property (see note below) is:**

£935,000 (Nine Hundred and Thirty Five Thousand Pounds)

**Tenure**

Freehold

**Area of property (sq m)**

271



### Arriving at my valuation, I made the following assumptions:

**Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:**

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

**Regarding legal matters, I have assumed that:**

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

# K

## Property valuation

### Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

### Any additional assumptions relating to the valuation

None.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

### Other considerations affecting value

The opinion of Market Value is provided by reference to direct capital comparison, but on the strict assumption the property is no longer used for part commercial and residential use.

The limited commercial activity is such that there is likely to be a limited demand for acquisition of this property to trade a convenience store and sub-post office business.

The principle market demand sector would be as a private dwelling house.

It is on this basis that we have provided our opinion of value by reference to comparable evidence identified within the wider market for this use.

This opinion does not presuppose such use would be obtained to revert to a single residential dwelling house, merely that the market would view this use as being possible and bid accordingly, accepting the risk of subsequently pursuing a planning application.

In this respect, we have applied a notional 10% discount against a Market Value, assuming such use has been obtained to reflect the risk and uncertainty, together with the cost of actually obtaining such use.

Comparable evidence identified includes the following:

The sale of 43 Davenport Road, Bognor Regis, West Sussex, PO22 7JS. This being a four bedroom detached house. HMLR confirming a sale at £785,000 in November 2023.

The sale of 68 Crossbush Road, Bognor Regis, West Sussex, PO22 7LY. This being a four bedroom detached house. HMLR confirming a sale at £675,000 in November 2023.

The sale of 1 Roundle Square Road, Bognor Regis, West Sussex, PO22 8JX. This being a four bedroom detached house. HMLR confirming a sale at £600,000 in September 2023.

The sale of 8 Wellers Close, Bognor Regis, West Sussex, PO22 8FS. This being a four bedroom detached house. HMLR confirming a sale at £625,000 in October 2023.

The sale of 44 Downview Road, Bognor Regis, West Sussex, PO22 8HH. This being a five bedroom detached house. HMLR confirming a sale at £745,000 in November 2023.

The sale of 1 Central Drive, Bognor Regis, West Sussex, PO22 7TT. This being a five bedroom detached house. HMLR confirming a sale at £730,000 in July 2023.

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 3 service* provided in section N.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance you will need for the property.



## Surveyor's declaration



## Surveyor's declaration

**Surveyor's RICS number**

0850069

**Qualifications**

MBA BSc (Hons) DipProjMan MRICS

**Company**

MRG GP Surveyors Limited

**Address**

11 Dragoon House, Hussar Court, Brambles Business Park, Waterlooville, Hants PO7 7SF

**Phone number**

02392 257 711

**Fax**

**Email**

shaun@martinralph.co.uk

**Website**

www.martinralphsurveyors.co.uk

**Property address**

Felpham Post Office, 92 Felpham Road, Bognor Regis, West Sussex, PO22 7PD

**Client's name**

Friends of Felpham CIC

**Date this report was produced**

17<sup>th</sup> May 2024

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

**Signature**

# M

## What to do now

# M

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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



# N

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

# N

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

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

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

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

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

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

# N

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

### Services to the property

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

### Outside the property

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

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

### Flats

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

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

# N

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

### Dangerous materials, contamination and environmental issues

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

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

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

### The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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.

# N

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

### 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 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.

# N

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

### The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

### Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, **services, fixtures and fittings, and so on**

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

# N

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

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

### 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:

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

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

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

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

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

# N

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

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

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

This report is for use in the UK.

### Complaints handling procedure

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



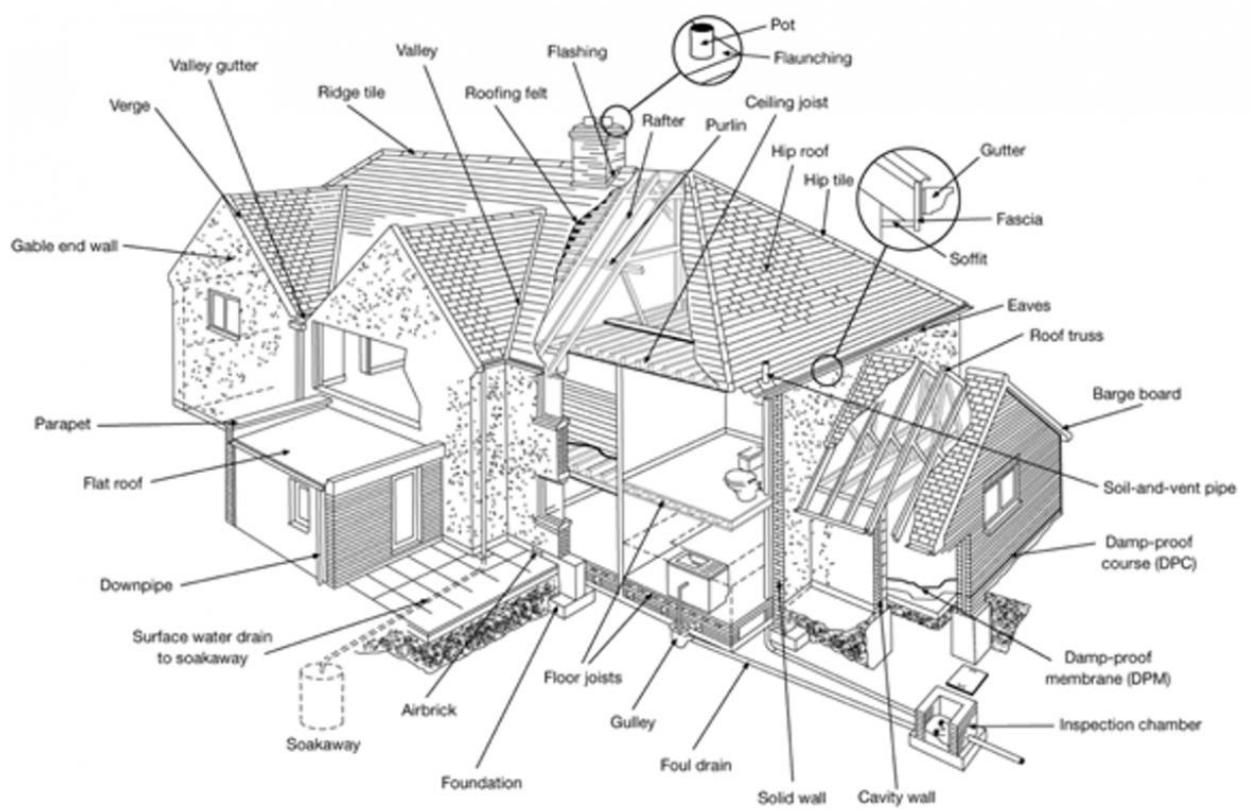
# O

## Typical house diagram

# O

## 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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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

## **Construction Design & Management regulations – CDM 2015**

The primary responsibility for managing risk in the workplace remains with *occupiers*.

*Designers* will have a responsibility for ensuring this can be achieved.

### **Clients – (organisations or individuals) should:**

Make suitable arrangements for managing the project.

Appoint other duty holders

Allocate (adequate) time and resource to the project

*Ensure*

- Relevant info prepared and provided
- Principal Designer and principal contractor carry out duties
- Welfare facilities are provided

### **On Domestic Properties i.e work being undertaken on your own home.**

Duties are normally transferred to:

- The contractor (on a single contractor project)
- The Principal Contractor on a larger job

The home owner can enter into a written agreement electing a Principal Designer to carry out these duties

- Duty to eliminate, reduce or control foreseeable risks
  - during construction
  - in use and for maintenance

## PHOTOGRAPHS

