



Building Survey

Property Address	7 Green Street, Huntingdon, Cambridgeshire, PE29 1EF
Client	Mr D Silke
Date of Inspection	04 March 2019

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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

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RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

A Introduction to the Report

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

The Building Survey aims to:

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

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS Building Survey Service' at the end of this report

B About the Inspection

Surveyor's name	M. D. Carruthers MRICS MCABE
Surveyor's RICS number	0846881
Company name	Cambridge Building Surveyors Ltd
Date of the inspection	04 March 2019
Related party disclosure	There are no other related parties.
Full address and postcode of the property	7 Green Street, Huntingdon, Cambridgeshire, PE29 1EF
Weather conditions when the inspection took place	Overcast and dry
Status of the property when the inspection took place	Occupied and furnished with covered floors.

B About the Inspection (Continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect 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 parts E, F, G and H, 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 as follows;

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

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note

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

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

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive

Please read the 'Description of the Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

C Overall Opinion

This section provides our overall opinion of the property. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the '[What to do now](#)' section.

Our overall opinion of the property

This is not a comprehensive list of every defect which was present but is a considered summary of any significant matters which we had a reasonable access to assess. It is intended to assist a reasonably informed view of any significant matters which may affect your decision to purchase.

Most older properties were not constructed to modern standards of construction or living. Many have deteriorated with age and will usually need additional maintenance. Historic buildings are usually altered over the years, not always to professional standards, and this cannot always be detected from a visual survey. Your decision to purchase must reflect these risks, and you must be prepared for the additional maintenance that older buildings require.

Summary of repairs

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

1. Clear vegetations from rear roofslope and eaves and attend to any repairs
2. Redecorate external joinery and carry out timber repairs
3. Attend to radiator leak.
4. Replace gas and electric meter box covers. Rewire north workshop.
5. Replace workshop door.
6. Fix damaged fence panels and driveway wall.

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property

1. Carry out CCTV survey of drains and carry out any necessary repairs.
2. Inspect and test service installations if current certificates are not available.
3. Confirm listing status of buildings and grounds.

D About the Property

Type of Property	The property is a two-storey detached house with a single-storey wing to the north.
Approximate year the property was built	We understand the property was originally constructed in the late 18th or early 19th century.
Approximate year the property was extended	The age of the north wing is unknown. Further investigations will be required to confirm.
Approximate year the property was converted	The property appears to have been converted from original stabling into residential use. The conversion appears to have been carried out circa 1980, however further enquiries must confirm.
Information relevant to flats and maisonettes	Not applicable.

Accommodation

Lower Ground/ Basement	
Ground Floor	Lounge/diner, kitchen, hall, WC, master bedroom, dressing area, ensuite
First Floor	Bedroom two, bedroom three, landing, family bathroom
Second Floor	
Third Floor	
Other	
Roofspace	
Construction	The original property is built with solid brick walls and pitched roofs with concrete pantiles. The ground floor is solid and the first floor is timber. The extension is of similar construction.

Means of escape

There is adequate means of escape is via the first floor windows.

Security

The windows are single-glazed and we recommend these are upgraded to double glazing (with appropriate listed buildings consent). There is no intruder alarm to the property and you may wish to have one fitted.

D About the Property (Continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here. We have not checked the ratings and cannot comment on their accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating **B85**

Environmental Impact
Rating **B83**

Mains Services

The marked boxes show that the mains services are present:

Gas ☒

Electricity ☒

Water ☒

Drainage ☒

Central Heating

Gas ☒

Electricity ☐

Solid Fuel ☐

Oil ☐

None ☐

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

None apparent.

D About the Property (Continued)

Grounds

The site is reasonably flat. The geological survey map of the area indicates that the subsoil is sand and gravel deposits. However because of the scale of the map and localised variations we were unable to confirm that the subsoil under the property is of this type.

The presence of large or fast-growing trees in close proximity to the building or drains can present a risk of damage by the tree roots. Buildings are particularly prone to damage on shrinkable clay sub soils. The trees tend to extract large amounts of moisture from the subsoil during wet weather which can cause shrinkage and coming consequent subsidence damage. Trees can also present a physical risk if they become diseased or unstable. However, before undertaking any major tree surgery or removal of suspect trees enquiries should be made of the planning authority to make sure the trees are not subject to Tree Preservation Orders.

There was no visual evidence of flooding, erosion, landfill, mining or similar issues which may affect the site or the property at the time of our inspection. There was no evidence of any use of adjoining premises or land which might cause significant nuisance to the property at the time of our inspection.

We have not carried out any further investigations in respect of the above matters. Your legal adviser should carry out all necessary enquiries to determine any information in respect of the site and the adjoining land.

We understand that the property is not listed as being of special architectural or historic interest, but that the southern wall lies within the curtilage of an adjoining listed building.

We were unable to find a listing entry for the property, however we understand the property, or part thereof, is within the curtilage of the listing entries to 66 Green Street or 66 Green Street. You are referred to our comments under Section I Issues for your legal advisers.

If the property is listed or in a conservation area you will require listed building consent for any works of alteration or extension which would affect the character in any manner and this includes any man-made object or structure fixed to it within the site, with the possible exception of post-1947 outbuildings.

Any tree within the curtilage of a listed property will normally be protected whether a tree preservation order (TPO) exists or not, and special consent will be required for any works to the tree. You may also be required to carry out any such works to the approval of the local authority, which can require expensive construction materials and methods.

Location

The property is located in Huntingdon. The property faces approximately west and is assumed to face due west for the purposes of this report. Any references to the left or right are taken as if facing the front of the property.

Facilities

The property is close to the centre of Huntingdon with local shops and services nearby.

D About the Property (Continued)

Local Environment

The property is within a residential area comprising similar property types of mixed age. I know of no risk of significant mining activity or flood risk to the immediate area, however no investigations have been carried out.

E Outside the Property

Limitations to inspection

We were unable to gain access to the rear of the property and were unable to inspect the eastern side. We assume the concealed areas are of similar construction and substantially similar condition to the visible areas, however it would be prudent to confirm this with the benefit of access prior to exchanging contracts.

E1 Chimneystacks

There are no chimneystacks to the property.

Not Inspected

E2 Roof coverings

The original roof coverings have been replaced with modern concrete pantiles. The roof slopes are generally level and true. The front dormers have leaded roofs and timber weatherboarded cheeks.

Significant Ivy growth was evident to the rear roof slope of the main house. This can cause significant damage to the eaves and roof coverings and we recommend this is removed with the benefit of suitable access.

The roofs were otherwise generally satisfactory given the age and type of the building and no further defects were noted.

Condition Rating 2

E3 Rainwater pipes and gutters

UPVC on metal clamps. The downpipe to the northern wall is unfixed and requires refixing so the outlet discharges to the adjacent gully. It would be prudent to have the gutters and downpipes jetted through. You are referred to our previous comments regarding clearing apparent vegetation away from the rear eaves. Some damage may have occurred and this should be repaired. The rainwater goods were otherwise satisfactory given the age and type of the property.

The rainwater goods should be regularly cleared, particularly near deciduous trees and during the autumn months. You are referred to our comments under drainage for further discussion on the surface water drainage.

Condition Rating 2

E Outside the Property

E4 Main walls

The original walls comprise 400 mm solid brick walls and are drylined internally with plasterboard. The brickwork has been substantially rebuilt to the front, we presume where the original stable openings existed. We assume the original foundations were shallow stepped foundations, if any existed. These are likely to have been underpinned or otherwise enhanced as necessary during the refurbishment works and it would be prudent to have this confirmed. We found no evidence of foundation failure or other defects attributable to foundation failure.

There is minor stepped cracking around the front windows which appears to be due to normal thermal movement and is not of significant concern. Some minor mortar repairs are required to the verges. 2nr. steel tie rods have been inserted to the gables and 4nr to the front wall to stabilise the property. No significant current movement was noted. The brickwork to the southern elevation was significantly concealed by vegetation. The visible areas were satisfactory and we have no reason to doubt the condition of the concealed areas.

We assume that no original damp proof course (DPC) was provided but that a damp proof course and damp proof membrane to the floor were provided during the conversion works. We tested the property throughout with an electronic moisture meter. No readings were found to suggest the property is suffering from any significant rising or penetrating damp. High damp readings were found to the ground floor ensuite wall, which we believe is due to a leak to the radiator pipework and this is discussed later in the report.

Your legal adviser should determine whether any previous damp-proofing works have been carried out and whether any current guarantee remains, and whether these are transferable to you as a new owner.

The external walls were otherwise satisfactory given the age and condition of the property and no further defects were noted.

Condition Rating 1

E5 Windows

Single-glazed timber framed casement windows which appear to have been installed circa 1980. The windows are in fair condition but you are referred to our previous comments regarding upgrading these to double-glazing units, if permitted, for security reasons. This will also help to improve the thermal efficiency of the building. There is a conservation rooflight to the landing which all appeared to be in adequate order.

Condition Rating 1

E6 Outside doors (including patio doors)

The property has a hardwood front door and a pair of single-glazed French doors to the master bedroom. These were generally satisfactory and no significant defects were noted.

E Outside the Property

Condition Rating 1

E7 Conservatories
and porches

There are no conservatories or porches to the property.

Not Inspected

E8 Other joinery and
finishes

The external joinery is mainly timber. Routine redecorations will be required to all external areas every five years as part of routine building maintenance.

Condition Rating 1

E9 Other

Not applicable.

Not Inspected

F Inside the Property

Limitations to inspection

We were unable to gain access to inspect the roof space as there is no access hatch to the property. We assume that any necessary repairs were carried out to the roof structure during the refurbishment works and found no visible evidence externally or internally to suggest there are any significant problems to the roofspace., However destructive investigations would be required to confirm this.

F1 Roof structure

We assume the roof structure comprises replacement timber rafters, the original timber roof structure may have been retained. We were unable to gain access to inspect this, nor can we confirm whether a suitable underslate felt is required, however we found no evidence of significant rainwater penetration internally to suggest there is any significant leakage to the roof. The roof structure appeared to be satisfactory from an external inspection, however destructive investigations will be required to confirm this.

Not Inspected

F2 Ceilings

The ceilings are plasterboard and finished with emulsion. Some popped nail heads and cracking to the wall junctions was evident. This is normal in properties of this age and type and does not represent a significant defect. Normal filling and decorating will be required periodically.

Condition Rating 1

F3 Walls and partitions

The internal walls are original masonry with plasterboard partitions to the converted areas. Some routine cracking was noted to the junctions around the ceilings and windows. This is normal in properties of this age and type and does not represent a significant defect. Routine filling and decorating will be periodically required.

Condition Rating 1

F4 Floors

The ground floor is solid and the first floor is timber. The floors were generally level and true and no significant defects were noted.

Condition Rating 1

F5 Fireplaces, chimneybreasts and flues

There is an artificial fireplace and surround to the main lounge. This is all satisfactory with no significant defects noted.

Condition Rating 1

F Inside the Property

F6 Built-in fittings (excluding appliances)

The kitchen fittings comprise fitted cupboards, composition worksurfaces, a stainless steel inset sink, gas hobs, an electric oven and an integral fridge and freezer. There is some historic water damage under the sink cupboard, we understand the leak has been attended to. The kitchen fittings were adequate but somewhat dated and we assume you will wish to provide a modern fitted kitchen in due course.

Condition Rating 1

F7 Woodwork

The internal joinery is timber and mainly stained or glossed. The internal woodwork is generally adequate and no significant defects were noted.

Condition Rating 1

F8 Bathroom fittings

The bathroom fittings mainly comprise porcelain WC's and handbasins. The ensuite WC flush was broken and requires repairing. There are plastic baths to the ensuite and family bathroom. The bath panel to the main bathroom is loose and unfinished and requires finishing. The bath seals are old and requires renewing. There is an electric shower to the main bathroom.

The sanitaryware was otherwise in adequate order given the age and condition of the property, however we are not qualified to test or otherwise comment upon the installation.

Your legal adviser should obtain any servicing logs or current test certificates for the installations. If these are not available, the installations should be tested by a qualified engineer.

Condition Rating 2

F9 Other

The internal areas were otherwise generally sound with no further defects noted.

Condition Rating 1

G Services

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

Limitations to inspection

The inspection of the service installations was of a superficial nature and no tests have been carried out. This should be carried out by appropriate specialists if assurance as to the condition or capability is required and no recent inspection certificates are available.

G1 Electricity

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

The property is provided with 240V single-phase mains electricity. The meter is located in a meter box to the north elevation. The meter box door is broken and requires replacing. The consumer unit is located in the entrance hall. The installation is protected with modern RCCB circuit-breakers in accordance with current IEE guidelines. The light switch to the lounge appears to be missing or damaged and should be replaced. The fittings and visible wiring otherwise appears to be satisfactory.

You should satisfy yourself that the number and location of power points are adequate for your requirements. The installation otherwise appeared to be satisfactory given the age and condition of the property, however we are not qualified to test or otherwise comment upon the installation.

Current IEE guidelines recommend installations are checked and inspected every 10 years and upon change of ownership. Your legal advisers should obtain a current test certificate. If these are not available, you should have the installation tested by an NICEIC registered contractor.

Condition Rating 2

G2 Gas/ Oil

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

G Services

The property is provided with a mains gas supply. The meter is located in a meter box to the north elevation. The meter box cover is broken and requires replacing. The installation otherwise appear to be satisfactory given the age and condition of the property, however we are not qualified to test or otherwise comment upon the installation.

Your legal adviser should obtain the service log and a current test certificate for the installation. If these are not available, the installation should be tested by a Gas Safe registered contractor.

Condition Rating 2

G3 Water

The property has a mains water supply. The water supply and installation appeared to be satisfactory and no significant issues were noted.

Condition Rating 1

G4 Heating

The central heating system comprises steel panel radiators which are heated via the hot water system. A leak was noted to the radiator adjacent to the ground floor ensuite wall and this should be attended to. We are advised that the front radiators to the lounge are not currently operating and require bleeding.

The installation otherwise appear to be satisfactory given the age and condition of the property, however we are not qualified to test or otherwise comment upon the installation. Your legal adviser should obtain the service log and a current test certificate for the installation. If these are not available, the installation should be tested by a qualified engineer.

Condition Rating 2

G5 Water Heating

Hot water is provided by a Vaillant Eco Tec pro 28H combi boiler, which is located in the entrance hall cupboard. The boiler appears to be approximately 5-10 years old and you should anticipate a further 5-10 years of serviceable life remain, assuming the boiler has been correctly maintained to date and is correctly serviced in the future.

The system appeared to be satisfactory given the age and condition of the property, however we are not qualified to test or otherwise comment upon the installation. Your legal adviser should obtain the service log and a current test certificate. If these are not available, the installation should be tested by a qualified engineer.

Condition Rating 1

G Services

G6 Drainage

The internal drainage comprises a UPVC waste pipes which discharge into drainage points. We assume that surface water discharges to soakaways and the foul discharges to the public main, however further enquiries will be required to confirm this. We carried out a simple drains test and did not find any evidence of leakage, surcharging or blocking, however we understand the current occupiers have experienced some blocking to the drains.

Significant bulging was noted to the macadam hardstanding adjacent to the northernmost inspection chamber, which indicates significant root growth adjacent to the drain. We recommend a CCTV drainage survey is carried out to determine whether any blockage or damage exists to the drains, and whether any repairs are required. Drainage repairs can prove expensive and can be disruptive if the drainage system extends underneath the building.

Your legal adviser should confirm that surface water and foul drainage arrangements to the property, together with any rights and responsibilities regarding maintenance, access, service charges and the like.

Condition Rating 3

G7 Common Services

We did not note any evidence of apparent common services to the property, however your legal adviser must confirm this.

Not Inspected

G8 Other

The property is fitted with a hardwired smoke detection system, which is required in all new properties. One smoke detector is missing to the ground floor Your legal adviser should obtain copies of the testing and commissioning certificates, and the alarms should be tested if required.

Condition Rating 1

H Grounds (including shared areas for flats)

Limitations to inspection

The internal workshop areas were heavily concealed with belongings which limited our inspection. We expect the concealed areas to be in similar condition and have no reason to suspect any significant defects.

H1 Garage

There is no garage to the property. There are two gravelled parking spaces.

H2 Permanent outbuildings and other structures

The north wing is of similar construction and condition to the main house. The decorations are generally poor and require renewing, some timber repairs will be required. The bush covering the middle window should ideally be removed. There is extensive plant growth to the gutters which should be removed.

The northern workshop has a significant internal crack to the northeast wall. This should be monitored for any further movement, and appropriate repairs and investigations for root activity, perhaps from adjoining plots, may be required should further movement continue. The electrical installation is old and in poor condition and requires rewiring.

The middle workshop door is rotten and requires replacing. The workshop has been lined internally and appears to be in reasonable order. The workshop has modern wiring and RCCB consumer protection which appears to be adequate.

H3 Other

The property has mixed boundary types. There are some damaged fence panels which require repairing or replacing. The driveway wall has some damage to the masonry and requires repairing. You are referred to our previous comments regarding bulging macadam to the driveway and this should be repaired, ideally with the removal of the underlying roots.

I Issues for your legal advisers

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

I1 Regulation

We understand that the property was originally constructed in the late 18th or early 19th century.

Further information relating to the planning applications and consents will be available from the Planning Portal (www.planningportal.co.uk).

Your legal advisor should confirm that the property and any additions and alterations have been approved and certified by the appropriate Authorities and provide copies of all relevant consents, in particular all relevant Planning and Building Regulations consents, prior to exchanging contracts.

If such consents are not available prior to exchanging this could;

1. affect the future saleability of the property
2. require retrospective planning and Building Regulations consents, which can be expensive and disruptive
3. in severe cases, lead to the removal of any unapproved work.

I2 Guarantees

Your legal advisor should check for the existence, validity and transferability of any other guarantees and certificates which should be transferred to you as a new owner of the property. These may include:

1. Double glazed installations
2. Cavity fill or other insulation works
3. Timber treatment or damp-proofing works
4. Heating and plumbing installations
5. Drainage installations
6. Electrical installations

I Issues for your legal advisers

13 Other matters

We understand that the property is being sold as an unencumbered freehold. There property was tenanted at the time of inspection.

There do not appear to be any rights of way, etc. adversely affecting the property but your legal advisor must confirm.

Your legal advisor should ensure that the boundaries are clearly defined and that any duties and duties over any shared facilities are clear.

Your legal advisors should establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for the central heating system in the property, including the date and name of the servicing company and when testing/ servicing was last carried out.

Your legal advisor should be asked to verify the legal position and advise on the implications of the following:

1. Any adverse easements, servitudes or wayleaves affecting the property. There are no obvious indications but this needs to be clarified.
2. The responsibility for maintenance and repair of boundary walls and fences.
3. Any rights for you to enter onto the adjacent properties to maintain any structures situated near or on the boundaries and any similar rights the adjoining owners may have to enter onto your property.
4. Any rights of way and maintenance obligations in respect of any shared drainage systems or other common services, and that all necessary easements and rights to discharge into any shared drainage systems, gutters or downpipes or other common services on any adjoining properties exist or have been acquired.
5. Whether the property has been subject to any insurance claims for underpinning, structural repairs or any other matters which are likely to affect saleability, mortgageability or insurance arrangements for the property. We are not aware of any matters but this needs to be clarified.
6. That the road has been adopted by the Highway Authority and any responsibility for the maintenance or repair of any shared roads, pavings or external areas.
7. Whether the property is listed or in a conservation area.
8. Whether any Tree Preservation Orders exist within the curtilage or adjacent to the property.

J Risks

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

J1 Risks to the building

We found no evidence of any significant structural movement or associated risks to the property.

We found no evidence of significant rising or penetrating damp to the property and no evidence of significant condensation or timber defects during our inspection.

J2 Risks to the grounds

I know of no risk of significant mining activity or flooding risk in the immediate area however no investigations have been carried out.

J1 Risks to people

One smoke detector is missing to the hallway and should be replaced.

J4 Other risks or hazards

This report refers to a number of matters which require attention but are not considered to pose an immediate threat to the property (except where noted) and can be dealt with under a general programme of maintenance. You are however advised to obtain formal estimates for such items before you legally commit to purchasing the property.

As soon as you receive quotations and reports for the work specified above, and also the response from your Legal Adviser, we will be pleased to advise whether or not these change the advice or valuation given in this report. Only when you have all this information will you will you be fully equipped to make a reasoned and informed judgment on whether or not to proceed with the purchase.

K Energy Efficiency

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

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

K1	Insulation	We assume the property was provided with modern insulation during the refurbishment works and it is likely to be impractical to insulate further. Replacing the windows with double-glazing will improve the thermal efficiency.
K2	Heating	We assume the boiler is reasonably modern and efficient.
K3	Lighting	The lighting appeared to be adequate.
K4	Ventilation	The ventilation appeared poor to the ground floor ensuite and we recommend additional ventilation is provided.
K5	General	No further comments.

L Surveyor's declaration

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

Signature	
Surveyor	M. D. Carruthers MRICS

For and on behalf of

Company	Cambridge Building Surveyors Ltd
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Property Address	7 Green Street, Huntingdon, Cambridgeshire, PE29 1EF
Client	Mr D Silke
Date of Report	11 March 2019

Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

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2. 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 in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

What to do now

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 the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks. As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the Building Survey Service

The Service

The RICS Building Survey Service includes:

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

The surveyor who provides the RICS Building Survey

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;
- where practicable and agreed, provide an estimate of costs
- for identified repairs; and
- make recommendations as to any further actions or advice which needs to be obtained before committing to purchase

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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'limitations of inspection' box in the relevant section of the report.

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

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 in 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.

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. creeper plant, these are reported), and advice is given on any potential underlying risks that may require further investigation.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the 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.

Description of the Building Survey Service

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these 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. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

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

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

- A Introduction to the report
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

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:

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

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

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

NI – not inspected.

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

The surveyor does not report on the cost of any work to put right defects, or make recommendations on how these repairs should

be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency rating in this report, but does not check the rating and cannot comment on its accuracy. 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.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

Description of the Building Survey Service

This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

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

Risks

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

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

Standard terms of engagement

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

- plan drawing;
- schedules of works;
- supervision of works;
- re-inspection;

- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

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

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your 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 – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

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.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

Typical house diagram

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

