



# ISVA

Independent Surveyors & Valuers Association  
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# HomeSurvey

On



**Name and Address of Client:**

Email:

**Date of Inspection:**

5<sup>th</sup> January 2016

**Chartered Surveyor & Registered Valuer:**

Ian Vicary, MRICS, MARLA, FAAV, Pg Dip (Arch Cons)  
For and on behalf of  
Wessex Surveying Ltd  
t/as Wessex Surveyors

## **CONTENTS**

- 1. INTRODUCTION**
- 2. CIRCUMSTANCES AND LIMITATIONS OF INSPECTION**
- 3. SURVEYORS OVERALL OPINION**
- 4. STRUCTURAL MOVEMENT**
- 5. DAMPNESS, CONDENSATION AND VENTILATION**
- 6. THERMAL INSULATION**
- 7. TIMBER DEFECTS**
- 8. THE EXTERIOR**
- 9. THE INTERIOR**
- 10. SERVICES**
- 11. SITE AND OUTBUILDINGS**
- 12. SUMMARY OF RISKS, SAFETY AND HEALTH ISSUES**
- 13. COMMENTS FOR YOUR LEGAL ADVISER**
- 14. SUMMARY OF CONDITION AND RECOMMENDATIONS**
- 15. VALUATION (Not applicable - Not commissioned)**
- 16. BUILDINGS INSURANCE REINSTATEMENT COST**

## 1. INTRODUCTION

**THIS REPORT IS A LEVEL 2 SURVEY, CARRIED OUT BY A MEMBER OF THE INDEPENDENT SURVEYORS AND VALUERS ASSOCIATION IN ACCORDANCE WITH THE 'TERMS OF ENGAGEMENT', WHICH HAVE BEEN SIGNED IN AGREEMENT BY THE CLIENT. (A COPY OF THE AGREED TERMS IS APPENDED AT THE END OF THE REPORT).**

### DESCRIPTION

A semi-detached, two-storey ex local authority house built in approximately the 1920s (between The Wars).

### ACCOMMODATION

Ground Floor – entrance lobby, bathroom/WC, kitchen, lounge.

First Floor – 3 bedrooms.

### CONSTRUCTION

Traditional construction with a hipped, pitched and ridged style roof covered with clay tiled roof covering supported by a timber cut roof structure, rendered brick cavity external main walls, timber suspended floor at first floor level and mixed floor at ground floor level (part solid and part timber suspended).

### LOCATION

The property is situated on a former local authority housing estate. It appears that a significant proportion of the housing in the immediate locality is still managed by a housing association (Magna). We understand from the sales particulars that there is a Section 157 restriction on the ownership, use and occupation of the house to local persons only. You are advised to ensure that you comply with these restrictions. This restriction may slightly affect the saleability and value of the property in future.

The property does benefit from being within walking distance of Bridport market town and within walking distance of playing fields between Skilling and Bridport.

The general neighbourhood, known as Skilling, is considered to be at the lower end of the residential market in the Bridport area.

There is a convenience store located within a short distance of the property to the southeast.

The property is situated in a Conservation Area. As a result there are likely to be tighter planning controls and restrictions on alterations and development in the area. Please see our comments in Section 13. Although it seems unlikely as a precaution you are advised to check whether there are any contraventions in planning terms. See also our comments in Section 13.

As usual when buying property, you are advised to familiarise yourself with the locality and neighbourhood at different times prior to purchase.

## 2. CIRCUMSTANCES OF INSPECTION

The front of the property faces approximately northeast.

The weather at the time of inspection was bright and dry after a period of strong winds and heavy rain.

The property was unoccupied at the time of our inspection but fully furnished. We understand from the selling agent the property is currently occupied by a member of the seller's family. It is assumed that full vacant possession is available on purchase. Your legal adviser should check.

The floors were covered with fitted floor coverings throughout at the time of inspection. Typically the presence of fittings, such as kitchen units, meant that not all the floor and wall surfaces were accessible for inspection.

We did inspect the main roof void although due to a lack of crawling boards and safe access, the roof void was viewed from around the access hatch area only.

During our inspection we did lift the drainage inspection chamber cover in the front garden.

### CONFLICTS OF INTEREST

We are not aware of any related party or conflict of interest.

### 3. SURVEYOR'S OVERALL OPINION

The property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost and inconvenience of dealing with a small number of various repair and improvement works reported. These shortcomings are common with properties of this style and age.

*Note: We have NOT valued the property. We advise you to obtain competitive quotations and reports for the shortcomings and defects mentioned within the contents of this report so that you are aware of the extent of liability before purchase.*

**See also Section 14: Summary of Condition and Recommendations.**

### 4. STRUCTURAL MOVEMENT

We are pleased to report that there was no evidence of recent major fractures or deflection to external wall surfaces to suggest major ongoing structural movement.

*Extra Note: There is evidence of a crack to the render coating on the front wall elevation directly above the front door opening. The size and nature of the crack appears to be minor and historic in nature. Based on a one-off inspection, it is unlikely to prove progressive or significant in the future.*

### 5. DAMPNES, CONDENSATION & VENTILATION

There is likely to be a damp-proof course built into the bottom of the external main walls. The exact nature and type of damp-proof course is unknown due to the external render coating on the main walls.

It is likely that some of the window openings and door openings benefit from a cavity tray, e.g. rear ground floor window openings. However, typically for this age property we are unsure whether all window/door openings benefit from proper well designed and effective cavity trays.

There is likely to be a horizontal damp-proof course built into the brick chimney stack towards the bottom. However, please see our comments later in Section 8.

*Extra Note: It is important that at least 150mm (6 inch) clearance is maintained between exterior ground levels and the damp-proof course(dpc). Bridging of the dpc or encroachment upon this recommended gap could cause dampness internally. Along the rear elevation the external ground level may prove a little too high in relation to the likely height of the dpc in the bottom of the external main walls. Provision should be allowed for lowering this ground level to reduce the risk. In addition the render coating to the main walls has been taken down the external ground level. Nowadays it is good practice to cut back the render at the height of the dpc and form a bell cast drip detail.*

#### DAMP PROOF COURSE

#### DAMPNESS

Damp meter readings were taken at various random locations within the property, where it would have been reasonable to anticipate or assume that rising or penetrating dampness may be occurring. It should obviously be stressed that in some areas, such as in the kitchen and bathroom and where there are a number of fixed items and furniture, not all floor and wall surfaces were accessible.

There is evidence of localised dampness around the chimney breast on the inside of the party wall in the main roof void (photo 0812). From a one-off inspection it is difficult to establish whether this is historic or ongoing in nature. Provision should be allowed for a closer inspection of the detailing around the chimney stack at roof height. *Extra Note: Particular attention should be made to the flashing detail at the abutment between the chimney stack and roof covering to ensure weathertightness in future. This work can be carried out as part of a future maintenance programme. Furthermore, another potential shortcoming on properties of this age and style there is often a gap between the dpc towards the bottom of the brick stack and the roof covering. As a result some of the brickwork at the bottom of the stack, particularly on the rear elevation, is actually still exposed to prevailing wind driven weather penetration. Leadwork from the dpc should be dressed down over the flashing at the abutment or another dpc inserted.*

There is evidence of minor dampness to the plasterwork at the head of the bathroom window at ground floor level (0827). The cause of the dampness is unclear but it may be related to the cavity tray above the window opening and/or detailing around the window opening. The level of dampness to date is not considered significant but it may become worse in future. Further investigations and maintenance in this area may well be required in future.

There is evidence of localised high damp meter readings to plasterwork and skirting board around the rear door entrance to the kitchen. This is common and typical for many doors facing the prevailing

## CONDENSATION & VENTILATION

weather. It does not appear to be significant at present but some remedial work/replastering may well be required in future as well as checking the seals around the door opening.

There is evidence of condensation to parts of the internal accommodation, in particular the bathroom around ceilings and walls. Further improvements are recommended regarding condensation issues in future, e.g. installation of extractor fans to help reduce condensation issues. In addition the fitting of a door between entrance lobby and kitchen would help prevent the spread of water vapour from the kitchen throughout the interior. Please also see our comments below.

It is inevitable that condensation will be encountered during the course of normal occupation. If not properly managed condensation can lead to mould growth, which can have adverse health effects.

*Extra Note: The control of condensation is important and the following notes are provided for your assistance:*

- *Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting.*
- *Restrict the drying of washing indoors only to rooms with open windows and closed internal doors.*
- *Avoid using flue-less oil or gas heaters.*
- *Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces e.g. water pipes.*
- *Adequate heating will help prevent surface condensation.*
- *Adequate ventilation will help remove to the outside air, the water vapour being produced, particularly in the kitchen and bathroom areas. Mechanical ventilation by extractor fan is recommended.*
- *Internal wall and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the wall and roof spaces.*
- *Condensation can occur as a result of certain climatic conditions outside the property, as a result of lack of ventilation and or inadequate heating in the property and or the result of defective construction or design. Whilst there is evidence of minor condensation at present, future changes in the property such as, additional insulation or restriction of ventilation may create conditions under which significant condensation may occur.*
- *Minor condensation can first be cleaned away with fungicidal wash and providing the above steps are taken the risk of further condensation should be reduced.*

## 6. THERMAL INSULATION

There is no clear sign of drill hole marks to the external main walls to suggest retrofit cavity wall insulation. However, as a precaution, further enquiries are advised to the seller on this matter prior to purchase.

*Extra Note: Strictly speaking, retrofit cavity wall insulation is a Building Control matter and should only be carried out by reputable contractors under reliable guarantees. There have been known to be some damp problems associated with retrofit cavity wall insulation, in particular foam or mineral fibre type insulation. You are advised to obtain independent and impartial specialist advice before considering such an improvement. Research has indicated that properties in the southwest of England are not generally suitable.*

There is evidence of fibreglass quilt wool insulation laid between and over ceiling joists in the main roof void to a depth of approximately 75 - 100mm. Nowadays a depth of approximately 300mm is recommended to meet modern best practice standards. There is therefore scope for some improvement. This is typical for many older-style properties.

The external doors are a modern metal/PVC double glazed style. The windows benefit from double glazed units although the style of the units is old and there is scope for replacement and upgrading to improve thermal efficiency standards (besides the fact some the double glazed units to windows have failed!)

There is a lack of thermal insulation barrier between the integral outside store/understairs cupboard area and the internal living accommodation at ground floor level (photo 0809). Provision should be allowed for improvements to the door and insulation between the outside store and internal accommodation.

The ceilings at first floor level are slightly sloping where they adjoin the external main walls. We are unsure whether there is insulation material directly above the sloping ceiling in the gap between the ceiling and tops of the walls/soffit. If there is a lack of insulation in this area it may effectively increase the risk of condensation to ceilings at first floor level in this area. If insulation has been added then adequate

provision for ventilation should also be allowed for.

## 7. TIMBER DEFECTS

A representative sample of timber has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out.

We are pleased to report that there was no sign of significant timber defects to exposed timbers associated with the main building where accessible and visible.

*Extra Note (1): There are isolated areas of minor woodboring beetle infestation to some timbers in the main roof void. Where seen and accessible they appear to be historic/inactive in nature. As a precaution prior to purchase, you should establish whether any previous timber treatment remedial works have been carried out under reliable guarantee to treat woodboring beetle.*

*Extra Note (2): It is not uncommon for a property of this type and age to suffer some rot and degree of wood beetle infestation to concealed areas which is usually not considered to be significant and can often be dealt with as part of a maintenance programme.*

## 8. THE EXTERIOR

### ROOFS

The main roof is a pitched, ridged and hipped style roof covered with a clay tiled covering. The clay tiled roof covering appears to be even and intact, i.e. generally in serviceable condition.

The underside of the main roof covering lacks a roof underlay fabric which means there is no secondary defence against wind-blown weather penetration. Nowadays many homeowners would prefer the reassurance of the main roof having a secondary defence against weather ingress. This nature of shortcoming is typical with many older-style properties. In future there is therefore scope for improvement, i.e. stripping off the main roof covering, installing a modern breathable roof underlay fabric, new battens and replacing the tiles. This is not considered urgent or a mandatory job, particularly as there are a number of similar properties in the locality with this shortcoming.

Although the clay tiled roof covering appears to be in reasonable condition at present, it is likely to be nearing the end of its design life. Immediate stripping off and replacement is not considered a must but is likely to be advisable in the medium- to long-term future.

### CHIMNEYS

There is a brick built shared/party chimney stack to the top of the main roof. There are two clay pots associated with the subject property. The brickwork to the chimney stack appears to be relatively true and plumb and free of significant cracking. It does appear that some of the brickwork has been repointed/maintained in recent times. As previously mentioned in Section 5, there is evidence of some penetrating dampness/weather ingress around the chimney breast in the main roof void. As part of a future maintenance programme, a closer inspection of the chimney stack and in particular the detailing at the abutment between the chimney stack and roof covering is advised to ensure weathertightness in future.

*Extra Note (1): Chimney stacks require regular maintenance as they are particularly exposed to weathering and elements. Access to carry out such works require safe access, i.e. scaffolding, and can prove expensive.*

### GUTTERS & DOWNPIPES

The rainwater fitting are of mixed age and style of construction. The guttering is of PVC, half-round type construction. This generally appears to be free of significant staining or defect at the time of inspection. The guttering drains to cast-iron downpipes. The downpipes are showing signs of slight corrosion. Provision should be allowed for maintenance and overhaul of rainwater fittings to ensure watertightness in future.

*Extra Note: PVC rainwater gutters are jointed using rubberised gaskets which tend to perish over time. Periodic maintenance will be required.*

### MAIN WALLS

The external main walls are finished with a rough-cast render coating and masonry paint. They measure approximately 300mm in thickness and are likely to be a brick cavity wall construction.

The external main walls generally appear to be true and plumb and free of significant cracking or defect.

*Extra Note (1): Cavity walls are formed by two skins of brick, block or masonry with a gap between them. The two skins are held together by wall ties. There is a risk that the metal ties normally built into the wall*

*cavities of buildings or extensions constructed before 1982 will eventually corrode. At the time of inspection there were no obvious indications to suggest that they require immediate attention but the need for future replacement in the medium or long term cannot be ruled out.*

*Extra Note (2): There appears to be a lack of weep holes to assumed cavity trays above window and door openings. This is a common shortcoming for many properties but it can lead to dampness around the head of the window and door openings. Where significant dampness occurs internally around the head of window/door openings, further investigations of the cavity trays and provision of weep holes are recommended in future, e.g. this may well be required to the ground floor bathroom window in future.*

The front and rear doors are modern metal/PVC double glazed units. These generally appear to be in serviceable order.

*Extra Note: You are advised to check the seals around the rear door as there is evidence of historic dampness to plasterwork around the internal reveal. It is important that seals around door and window openings are maintained.*

Extra Notes Regarding PVC Double Glazing (External Doors):

1 Pvcu units, if looked after and of good standard, perform well. It is necessary to keep them clean and as dry as possible and to maintain the mastic sealant around the frames in a good state so as to help prevent damp penetration. Regular maintenance of window and door mechanisms is necessary. Failure of the rubber seals tends to occur. It is vital to check whether there are current guarantees in force. Due to their method of fixing, some replacement units are not secure.

2 Unfortunately many double glazed units suffer from failure causing the glass to mist over and the only solution is to replace the glazing. This type of failure can occur without warning. There are some indications that the average lifespan of a sealed double glazed unit can be less than 10 years.

3 Replacement units (since 2002) require Building Regulations approvals or a FENSA certificate, particularly to meet modern insulation and safety standards. Check the recent installations have certificates and reliable guarantees with your legal adviser.

The windows incorporate timber casements with fixed bottom light and hinged top light. They incorporate double glazed units. The double glazing appears to be of some significant age. Some of the double glazed units are showing signs of misting, i.e. failure. The double glazed units are therefore likely to be nearing the end of their life. Replacement of these double glazed units is likely to be necessary in future.

*Extra Note: The lack of proper fire escape windows at first floor level is considered a fire safety hazard. Further reason to replace and upgrade the window units.*

The joinery at eaves height includes timber fascia and soffit boarding. This appears to be in a poor condition. Provision should be allowed for repair and/or replacement as part of a future maintenance programme.

None.

**9. THE INTERIOR**

The main roof is accessed via a timber hinged access hatch to the first floor landing ceiling. There is no loft ladder or lighting.

The brick fire party wall either side of the brick party/shared chimney breast appears to be in reasonable condition. Please refer to our comments made earlier in Section 5 regarding evidence of damp penetration/weather ingress around the chimney breast. Further maintenance is advised as soon as possible.

The timber roof structure comprises rafters and purlins and timber battens. The timber roof structure generally appears to be in serviceable condition taking into account its age and style of construction.

Please refer to our comments made earlier regarding the lack of roof underlay fabric and low level of insulation to the main roof void.

It appears that the original ceilings are still in existence. They are an original old lath and plaster style construction. The ceilings are generally finished with a smooth plaster finish. It is likely that they have been re-skimmed/plastered since original construction. They generally appear to be in serviceable

condition.

*Extra Note(1): There is evidence of minor cracks to some ceilings, for example to the first floor landing ceiling. These are considered minor.*

**WINDOWS & EXTERNAL JOINERY**

**OTHER**

**ROOF SPACE**

**CEILINGS**

## INTERNAL WALLS & PARTITIONS

*Extra Note (2): Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. The durability of this type of ceiling is dependent upon the joint strength between plaster and lath. This will deteriorate with age and will progress fairly quickly. The future useful life is unpredictable but they may require eventual renewal.*

There are timber beams visible to the ground floor ceilings, e.g. in the kitchen and lounge. These timber beams are likely to support the floor or internal walls at first floor level. These appear to be in serviceable condition.

The internal partition walls at first floor level are mainly a solid masonry construction. These appear to be reasonably true and plumb and free of significant cracking or distortion.

The internal partition walls at ground floor level are also a solid masonry construction and similar comments apply.

The insides of external main walls have generally been finished with a traditional plaster mix. Where tested at random this is mostly in serviceable condition although typically there are localised areas of hollow/weak plaster, particularly around window and door reveals.

*Extra Note: In many older properties there are areas of faulty or off-key plaster to most rooms. This is not unusual and you can either accept the flaws and imperfections or re-plaster. The latter approach may well be costly.*

## CHIMNEY BREASTS, FLUES & FIREPLACES

There is a small chimney breast on the inside of the gable end wall visible at first floor level in the bedroom and also visible in the kitchen. This flue is no longer used. The stack has been removed at roof height. There is no sign of stains around the chimney breast internally.

There is a chimney breast on the inside of the party wall visible in the front bedroom. There is no fireplace or signs of stains to the chimney breast to indicate a problem at present. However, there is evidence of localised penetrating dampness/weather ingress around the chimney breast in the roof void directly above and if the penetrating dampness is ongoing and not attended to in the near future, it may well cause some damp staining to the ceiling/chimney breast at first floor level. Please refer to our remarks made earlier regarding attention to chimney stacks.

There is an expressed chimney breast in the lounge on the inside of the party wall. The original fireplace has been removed and replaced with a modern fireplace/surround. The flue is currently blocked. This fireplace is a feature fireplace and not considered suitable for use at present. The condition of the flue is unknown.

*Extra Notes:*

*1 Flues to a chimneystack are generally formed using either cement render or a continuous liner. The flues have not been inspected it is therefore not possible to comment upon the adequacy of any flue linings. No warranty can be given regarding the effectiveness of the fire opening and/or flue. It would be a wise precaution to have the flues swept if you intend to use it as a working fireplace.*

*2 Chimney and flue soundness/efficiency must never be assumed. This can only be established by carrying out a smoke test to check flue soundness.*

*3 Boiler flue regulations are complex and change regularly. The condition of the flue should be checked as part of appliance servicing.*

## FLOORS

The floor at first floor level is a timber suspended construction. Where tested at random underfoot it was found to be firm/sound.

The floor at ground floor level is of mixed construction. The floor to the lounge is a timber suspended/raised style construction. It is typically covered with carpeting which conceals its true condition. Again, where tested at random underfoot, it was found to be firm to the tread.

The remainder of the floors at ground floor level are of solid construction. These appear to be reasonably even with no sign of significant defect (e.g. there is no unevenness or signs of gaps between floor and skirting board to indicate an underlying problem at the time of our inspection).

*Extra Notes Regarding Timber Suspended Floors:*



1. Timber floors to a kitchen or bathroom are often affected by dampness due to leaking pipes, condensation etc. Fitted coverings prevented inspection of the floor surfaces. Closer examination is recommended.
2. Suspended timber floors have been used for many years without great design changes. Most problems result from undersizing of the joists, poor conditions at the end support (or bearing), poor sub-ground floor ventilation or proximity to a damp wall.
3. It is important there is adequate air circulation to the sub floor void beneath a timber floor at ground floor level to avoid the build up of dampness and timber defects. Make sure vents in the bottom of the walls are not blocked.

Extra Notes Regarding Solid Floors:

1 Solid floors are made with a concrete slab laid on a hardcore base. The hardcore helps spread the load evenly over the soil beneath and protects the concrete from chemicals in the soil. To achieve a floor that does not settle, hardcore needs to be well compacted. If the floors should subside, repair work is possible but costly. Concrete slabs are typically around 150mm thick and have a thin top layer (screed) which gives a level base for the floor finish (tile, carpet etc.).

2 The solid floors should include a damp-proof membrane. This is usually either a liquid bitumen coat or a layer of polythene or bitumen sheet. The damp-proof membrane reduces water coming up through the floor by capillary action, though it does not (as many assume) resist direct water pressure. Poor workmanship on site often means that a damp-proof membrane is torn or laid with gaps which become damp spots later.

3 Old solid floors may have been constructed to a lesser standard and are frequently damp. Quarry tiled floors in old properties are often typical of this type of floor. Generally, old floors of this type are best left to breathe and should not be covered or they will sweat or discolour.

**JOINERY**

The internal doors are a relatively modern, timber panel and moulded, hollow core type. Where tested at random these were found to be in reasonable condition.

The stairs are of timber construction. The treads were found to be firm to the tread. There is a single handrail which also is sound. *Extra Note: Typically the stairs would be considered to be too steep to meet modern requirements but this is typical for a property of this age and style.*

Please also refer to our remarks regarding insulation to the outside integral store, i.e. understairs cupboard area.

The kitchen fittings comprise a range of wall and base units with laminate work surface and built-in sink/drain. The kitchen units, where tested at random, were found to be generally in serviceable condition. Built-in appliances have not been tested.

**DECORATIONS**

Internal decoration is generally considered to be in reasonable condition taking into account the age and style of construction. Internal decor is, of course, a matter of personal taste and style and therefore the level of redecoration considered necessary is likely to vary.

**OTHER**

None.

**10. THE SERVICES**

**ELECTRICITY**

There is an electricity meter and consumer unit located in the entrance lobby. The consumer unit is an old, re-wireable fuse board. This would benefit from replacement and upgrading. During our inspection we also noted that some of the electrical cabling and fittings are old/dated in style, for example some of the cabling leading to power points is exposed and not protected (evidence of cabling to chimney breast in lounge leading up to first floor level). There is concern that at least part, if not most, of the system is dated and lacks adequate earthing.

Some alterations have been carried out e.g. installation of electric shower, alterations to kitchen, outside lighting and supply to shed. Since 2005 such works should have been completed with the benefit for a building control certificate. Further enquiries are advised before purchase via your legal adviser on this matter.

Before purchase you are advised to allow for electrical upgrading and improvement works. Ideally prior to purchase you should instruct an NICEIC qualified electrician to inspect and test the electrical system and advise on the level and nature of electrical upgrading works required to meet minimum safety standards.

It is recommended that all electrical installations be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available, you are advised to arrange for a test and report to be carried out by a qualified NICEIC registered electrician.

*Extra Note: With most aspects of the building, a defect means, at worst, you face costs and repairs. When electricity is involved, however, a problem could be matter of life or death. It is no wonder that guidelines strongly recommend that electricians are tested at least every 5 years even in new properties. Sadly this advice is all too often ignored.*

## GAS

There is a gas meter on the front wall elevation.

In view of the complexity of regulations and safety implications, we recommend an inspection of the installation and appliances by an appropriately qualified gas company prior to future use (via Gas Safe registered engineer).

All gas appliances must be subject to regular checks and tests, preferably on an annual basis.

*Extra Note: As with electricity, defects can be life threatening and are even harder to detect. We can form some impression of the installation from the appearance of the pipes/fittings. It is essential that every property serviced by gas has a test for leaks every 5 years. If a test is overdue, arrange one immediately. Make sure the contractor you instruct on any gas matters has a current registration with Gas Safe.*

## WATER (including Sanitary Fittings)

Mains water is connected. No internal stopcock could be located. There is a water meter and stopcock provided in a plastic chamber close to the front elevation externally. Ideally there should be an internal water stopcock as well for emergency purposes.

The incoming underground water supply pipe cannot usually be seen in full but where an old lead or iron pipe is suspected it would now be sensible to replace it. A black plastic supply pipe may also have limited life. There is a sealed access panel at low level adjacent to the WC which may contain a further stopcock. This was not readily accessible. You are advised to have the stopcock controls on the incoming mains located internally if they are provided and checked for efficiency as well as identifying the nature of the incoming supply pipe work.

The supply pipework, where visible, is run in part in copper e.g. to boiler with further sections in plastic with compression fittings, i.e. where seen to the under-sink cupboard and serving the wash-hand basin to the bathroom. Wastepipes are in PVC. Where accessible and visible the pipework appears to be free from significant leakage. The pipework serving the heating installation is of a micro bore type. Please see extra notes below.

Where pipes are built into solid floors, leaks can be heard to trace and rectify. Without disruptive investigations it is not possible to confirm that the pipes are adequately protected in pipe channels. Where accessible and visible, the pipework appears to be free from significant leakage.

The sanitary fittings to the ground floor bathroom include an acrylic bath with electrically operated, wall-mounted shower over and shower curtain. Please see comments under 'Electricity' in respect of installation of this electrically-operated shower. In addition, a vitreous china close-coupled WC and matching wash-hand basin on a pedestal are provided. The sanitary fittings appeared to be reasonably modern and in serviceable condition although they are soiled and sealant abutment detailing is mould stained and would benefit from replacement.

*Extra Note: Flexible sealants around sanitary fittings should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay.*

## HEATING

The property benefits from a wet central heating system with a number of steel pressed radiators throughout the internal accommodation. The central heating and hot water are powered by a gas-fired, wall-mounted boiler located in the south end bedroom in a cupboard. There are thermostatic radiator valves connected to the radiators to help control heating in individual rooms.

*Extra Note: It is likely that some of these older-style radiators would benefit from upgrading in future.*

The central heating and hot water system should be seen running and evidence of recent, regular and satisfactory servicing should be obtained. If it is not possible to see the system running or obtain such evidence, the system must be tested and serviced by a qualified heating engineer (in this case Gas Safe registered) prior to purchase.

## DRAINAGE

*Extra Note: The pipework associated with the central heating system is a micro bore type pipework. This type of pipework is prone to blockages and requires regular maintenance due to its restricted diameter. As a result, more regular cleaning and maintenance is likely to be necessary to ensure efficiency.*

*Extra Note: Where pipes are built into masonry e.g. walls and solid floors, leaks can be heard to trace and rectify. Without disruptive investigations it is not possible to confirm that the pipes are adequately protected in pipe channels.*

Drainage is assumed to connect into the public sewer via a system which is likely to be shared with adjoining owners.

We did find a drainage inspection chamber to the front garden. On lifting the cast-iron lid to the chamber there was no sign of significant blockage or damage to the visible drainage channel at the time of inspection.

The visible sections of the chamber and pipework appear to be reasonably intact. Pipework, where seen, is of the salt glazed type. This chamber appears to take waste from properties to the east and flows towards the west (number 30). There is a connection from the south which appears to serve the waste from the sinks to the bathroom and kitchen excluding wash-hand basin. In addition, it appears to take surface water drainage from the downpipe to the north-eastern corner of the house and therefore the below ground drainage system seems to be of the combined type which is common for properties of this era. However, this chamber does not, appear to take waste from the WC and therefore it is possible that further chambers exist.

As a precaution enquiries should be made with the seller and statutory undertakers to fully understand the nature of the belowground drainage arrangements serving the property. The connections serving the waste from the bathroom/kitchen comprise an exposed channel discharging into a central gully. This appears to be function but typically for an older style property is unlikely to comply with modern Building Regulation standards.

*Extra Note: It should be appreciated that an inspection of the accessible manholes/chambers cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains survey with the aid of a CCTV camera report. As a precaution to rule out hidden defects further investigations are advised before purchase.*

## OTHER

None.

## 11. SITE & OUTBUILDINGS

The property is located on the corner of Alexandra Road and Coronation Road which lies immediately to the east. The property is approached via a gravelled path off the pavement which is set back from the frontage road. The boundaries to the front are generally well defined by low-level timber fencing which is in serviceable condition. Boundaries to the eastern flank comprise a low-level dwarf brick wall with conifer hedge over.

*Extra Note: The cappings to the dwarf wall are largely loose/missing and sections of the wall to either side of the dropped kerb off Coronation Road giving access to the off-street parking within the rear garden are impact damaged. Accordingly repairs should be anticipated to reinstate defective sections of walling. In addition, the conifer hedge will require regular maintenance and management, particularly bearing in mind its close proximity to the to the boundary wall.*

The off-street parking area to the rear is gravelled with further hedging and timber fencing forming boundaries. The fencing appears to be of some age but generally intact. Further timber panel fencing is provided to the western side of the rear garden which again is generally intact although there is scope for some improvement as some sections are misaligned/defective.

Your legal adviser/conveyancer should establish the extent of the site and responsibility for boundaries at the property.

The gardens to the front, rear and eastern flank are generally laid to lawn although as the ground rises (front to rear) a small rendered block work retaining wall is provided with a short flight of steps. This wall appears generally intact although cappings are in part loosely bedded and would benefit from resetting on health and safety grounds. The wall incorporates external lighting which appears to be served by a steel wire armoured cable which is partly exposed adjacent to the rear of the house. Strictly speaking such work to install external lighting, including that provided to external elevations, should have been undertaken by a suitably qualified electrical engineer and accordingly your legal adviser/conveyancer should request appropriate approval/certification for such work.

Towards the rear of the property the base cavity brick/block structure for an extension (possible proposed conservatory) has been constructed. No floor/slab is provided. The base of the walls incorporate a damp-proof membrane. Your legal adviser/conveyancer should make enquiries to confirm the status of the works undertaken to date in respect of regularisation from Building Control and planning perspectives bearing in mind the location of the property in a Conservation Area. Should you wish to continue with the project, consideration should be given to, amongst other things, ensuring that appropriate cross-ventilation is provided to the suspended timber floor to the lounge.

Towards the rear of the garden close to the southern boundary there is a timber shed structure set on a concrete slab. The shed appears to be of lightweight timber construction finished externally with ply panelling and lined internally. Set within the walls are two double glazed, PVCu style windows and a simple flush timber, double door which is in poor condition. A plyboard style floor finish is provided internally and the roof structure comprises slender timber rafters with a further boarded finish over with basic bitumen felt covering.

There are signs of damp staining to the boarding and floor indicating that the felted roof covering is failing or has failed in the past. The felt is of a very basic bitumen type which is nail fixed and therefore should not be relied upon to provide weathertight accommodation. Generally the visible sections of external boarding to the shed structure are showing signs of distortion/failure/decay and repairs/replacement should be anticipated.

An electrical supply is provided to this shed, however, this appears to be an incomplete installation with no sockets/fittings provided although there does appear to be a steel wired armoured type cable supply. The electrical installation should be checked before use by a suitably qualified electrician and as above your legal adviser/conveyancer should request appropriate approval/certification for such work.

## 12. SUMMARY OF RISKS, SAFETY AND HEALTH ISSUES

### Asbestos

In a building of this age you should assume that there is likely to be some asbestos content in parts of the building e.g. textured coatings, old fittings, roofing materials, adhesive to old floor tiles etc.

Asbestos is a traditional building material which has been used for many years. Over the years the type and quality of the material and its form of construction have changed and some asbestos materials are more acceptable than others. Many modern forms of asbestos are good and hard and may not necessarily constitute a health risk but flaky or loose asbestos material is dangerous. No matter how good the asbestos appears, as a material it should never be cut, drilled or damaged in any way. Many local authority amenity tips now refuse to accept any asbestos-based materials other than by prior arrangement and it is generally necessary to have old asbestos material removed by a specialist company and this can be costly. It is sensible to accept that asbestos, as a material, has now gained a 'bad' reputation with the general public who view all types and ages of the material as equally dangerous, even though this may be technically wrong. In view of this general attitude you should consider replacing asbestos materials whenever the opportunity arises.

*Note: Further tests and analysis by specialists would confirm the current levels and risk of asbestos – we have not carried out an asbestos survey.*

### Radon

As is typical in the West Country, the property is situated in a Radon gas risk area. Radon gas occurs naturally in many parts of Britain and modern properties are commonly designed to reflect the situation. Older homes will not have been subject to any special precautions and if an environmental search shows a high level of risk for a particular property there are various levels of upgrading which can be carried out – albeit with cost and disturbance implications. The only way of establishing the true risk is to have tests carried out but these take some time to complete (likely to be 2 to 3 months) but a basic risk assessment can be carried out quickly through the Health Protection Agency. Further advice information and advice on Radon can be obtained free of charge from the Health Protection Agency (<http://www.hpa.org.uk/>) at Chilton, Didcot, Oxon, OX11 0RQ, Tel: 01235 822742.

### Flooding

It is unlikely the property is at risk of flooding.

### Health and Safety

There are no fire/heat detectors and there are no carbon monoxide detectors. Ideally mains-controlled fire/heat detectors should be installed on grounds of fire safety. In addition, a carbon monoxide detector should be installed on grounds of carbon monoxide/gas safety.

### Lead Paint

Lead-based paint can be found in most properties built before 1970. In properties built before 1950, lead-based paint will certainly have been used. Lead paint, if disturbed, i.e. rubbed down or stripped, can be damaging to health and extreme caution needs to be observed when preparing and repainting such surfaces. Often the old lead paint is hidden under layers of more modern paint. The use of lead paint is now banned. This warning applies to internal and external paintwork.

### Services

It is important that the services and fittings are checked and upgraded where necessary, for example gas and electric fittings.

## **13. COMMENTS FOR YOUR LEGAL ADVISER**

### **TENURE**

Presumed freehold, your legal adviser should confirm this and that vacant possession is being given upon completion of the sale, and there are no onerous covenants restrictions or outgoing relating to the property.

### **REGULATIONS**

Your legal adviser should make routine enquiries in respect of the property. These should include confirmation that the road, footpath and main sewer have been adopted and all rights and responsibilities with regard to any rights of way that may exist.

Your legal adviser should confirm that local authority approvals are available and in order. The property has been altered including:

- ) Electrical alterations
- ) Part built extension to rear
- ) Replacement doors/windows.
- ) Replacement of boiler and associated flue.

### **GUARANTEES**

Your legal adviser should be asked to verify existing guarantees/contractors and their validity in respect of the following:

- ) Replacement doors/windows - Double glazing.
- ) Built in appliances - e.g boiler - if any - probably expired.
- ) Previous timber treatment remedial works - if any.

You and your legal adviser should make formal enquiries of the existing owner to find out if any other guarantees are applicable to the property. If any guarantees are made available, they should be carefully inspected to see that they are still effective and would be fully transferable to you as a new owner.

### **OTHER**

Your legal adviser should be asked to verify the legal position and advise upon the implications of the following:

- Any adverse easements, servitudes or wayleaves affecting the property. There are no obvious indications but this needs to be clarified.
- Check the extent and type of drainage installations as far as it discharges to other properties and takes waste from adjoining properties. Clarify liabilities in this regard.
- Boundary ownership and maintenance.
- Check that appropriate access rights exist passage across footpath to access rear parking area.
- Check the local authority condition, i.e. Section 157, to ensure that you comply with these conditions. Please bear in mind that this restrictive condition may slightly affect future saleability and value of the property, i.e. restrict the market.
- Confirm the property is located in a Conservation Area and check for any contraventions.

## **14. SUMMARY OF CONDITION & RECOMMENDATIONS**

The property is considered to be in better than average condition for a property of this age and style.

There are some shortcomings / defects noted within our report but many of these can be dealt with as part of a phased maintenance and improvement plan.

**URGENT MATTERS**

We advise you to treat the following matters, all discussed earlier in this report, as matters to be remedied as soon as possible preferably before purchase:

- ) Carry out comprehensive test/check on the electrical system (via NICEIC electrician).

**MATTERS  
REQUIRING  
FURTHER  
INVESTIGATION**

We would recommend that you should treat the following matters, all discussed earlier in the report, as matters where further investigations are required prior to exchange of contracts.

- ) Check all matters in Section 13 via your legal adviser/conveyancer.
- ) Check the safety of the existing gas-fired heating and hot water system as recommended by an appropriately qualified Gas Safe registered engineer.
- ) Investigate and overhaul the chimney stack e.g. flashing detail at the abutment between the chimney stack and roof to prevent weather ingress.

**MAINTENANCE &  
IMPROVEMENT  
ISSUES**

There are a number of maintenance and improvement type works mentioned some of which are considered non urgent and/or minor. The following is not an exhaustive list - you must refer to the contents of report:

- ) Check seals to window/door joinery
- ) Allow for replacement of windows/ double glazing
- ) Lower external ground levels where necessary
- ) Ongoing management of conifer hedge and repairs to hedges and repairs to boundaries
- ) Complete and/or remove the rear extension works
- ) Improvement of insulation and repairs as reported within main roof void
- ) Improvement of ventilation and other measures to limit risk of condensation.

**15. VALUATION**

**MARKET VALUE**

Not applicable - Not commissioned.

**16. BUILDINGS INSURANCE REINSTATEMENT COST**

The estimated rebuilding cost for the property for insurance purposes is £160,000. This figure is calculated on the basis of equivalent modern reinstatement using the BCIS House Rebuilding Cost Index.

**SIGNATURE**

**SURVEYOR'S NAME AND**

.....

HomeSurvey on:  
Client:

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<b>PROFESSIONAL QUALIFICATIONS</b>	Ian Vicary, MRICS, MARLA, FAAV, Pg Dip (Arch Cons)
<b>NAME AND ADDRESS OF SURVEYOR'S ORGANISATION</b>	<b>Wessex Surveying Ltd t/as Wessex Surveyors</b>  Head Office: 12a South Street Bridport DT6 3NQ Tel. 01308 426471 <a href="http://www.wessexsurveyors.co.uk">www.wessexsurveyors.co.uk</a>
<b>ISVA MEMBERSHIP NUMBER</b>	2491
<b>RICS MEMBERSHIP NUMBER</b>	0095666
<b>DATE OF REPORT</b>	6 <sup>th</sup> January 2016



## ISVA HomeSurvey

### Terms and Conditions of Engagement

The survey will be carried out by a member of the Independent Surveyors' and Valuers Association (ISVA) who is an experienced Fellow or Member of the Royal Institution of Chartered Surveyors (RICS). It is only suitable for properties located in England or Wales.

This document and covering letter forms the basis of an agreement between you and your surveyor and is designed make you aware of what the surveyor will and will not do, when carrying out an ISVA HomeSurvey. It also outlines some of the assumptions that he or she will make in the report. **If there are any points that you do not understand or would like to clarify, it is important that you contact your surveyor before confirming your instructions.**

#### THE REPORT FORMAT

**The HomeSurvey is a concise survey report that will include advice on the general condition of the property - although it is not as detailed as a Building Survey.** This survey is described in the accompanying leaflet, 'Choosing Between Survey Types', and broadly equivalent to an 'RICS Survey Level 2' service. The report format is divided into numbered sections and will comment upon those significant defects and shortcomings that might affect your decision to purchase. Close to the beginning, the report includes the "Surveyor's Overall Opinion", which is a general overview of the property. At the end, the "Summary of Condition and Recommendations" brings together the most important findings under three headings:

**Urgent Repairs:** These are matters that in the opinion of the surveyor should be remedied as soon as possible.

**Matters Requiring Further Investigation or Action:** These are matters that in the opinion of the surveyor will require further investigation or action before you make a legal commitment to the purchase.

**Maintenance Issues and Other Recommendations:** These are items that in the opinion of the surveyor are not urgent but may have an impact on the performance of the building and could affect purchase negotiations.

#### SUITABILITY OF THE PROPERTY

The ISVA HomeSurvey is suitable for most properties of traditional construction and design but it may not be suitable for very old and/or large properties, those of a non-traditional design and construction or properties that have been substantially altered or extended. A Building Survey would involve a longer, more detailed inspection and would provide a more comprehensive report. If in doubt as to which survey type is the most suitable, you should discuss this with your surveyor before confirming your instructions.

#### THE SURVEYOR'S LIABILITY

The report is confidential and is provided for the sole use of the Client and their immediate professional advisers. No liability to any third party will be accepted under any circumstances. Furthermore, the report is not to be used for the purposes of obtaining mortgage funding or loans.

Before a legal commitment is made to purchase the property (i.e. before you exchange contracts) you must obtain quotations for any works recommended by the surveyor and must take any other action recommended in the report. Any verbal or other information given by the Surveyor before you receive the full report should not be construed as a representation or warranty and should not be acted upon. If you decide to exchange contracts before you receive the full, written report, you will do so at your own risk and must accept any future consequences.

Liability for error, omission, advice or action rests solely with the surveying practice. No contract will exist between the client and the individual surveyor or any director, partner, employee or consultant of Wessex Surveying Ltd t/as Wessex Surveyors. You agree that you will not bring any claim or action against any such individuals personally, in connection with the services provided by Wessex Surveying Ltd t/as Wessex Surveyors.

Neither the whole, nor any part of the Report and Valuation, nor any reference to it may be included in any published document, circular or statement, distributed, published or referred to in any way without the surveyor's prior written consent to the form or context in which it may appear.

Our report will be provided in writing as soon as reasonably possible after completing our inspection and investigations.



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## **THE SCOPE OF THE SURVEY.**

The survey demands a sensitive and practical approach in order to limit intrusion to what is reasonable and to avoid causing damage for which the surveyor might become liable. Consequently, the surveyor will not move large or heavy items of furniture, or lift fitted floor coverings, will not take up floorboards and will not move/remove stored items from cupboards or roof voids. The surveyor will not make holes in walls or internal plaster and will not open up hatches that are fixed with screws, seized or sealed with paint. Within the scope of the ISVA HomeSurvey, no comments will be made in respect of any parts of the property that cannot reasonably be inspected or where inspection would put the surveyor at risk of personal injury. Any particular difficulties or restrictions in carrying out the survey will be referred-to in the report. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation may be necessary.

### **The Surveyor WILL:**

Undertake a general, surface inspection of those parts of the property that are *reasonably accessible*. In this context, *reasonably accessible* means visible and readily available for inspection from ground and upper floor levels, without endangering the safety of the surveyor and without damaging the property. Roof spaces of houses and bungalows and flat roofs will be inspected, if safe and ready access is possible, using a three-metre surveyor's ladder. In recent years, the lofts of many homes have been insulated using thick insulation material. Usually, it is not safe to walk on the ceiling joists when this material is in place without crawling boards and it may therefore restrict inspection of the roof space, as a result.

Inspect the exterior of the building from ground level; both from within the boundaries of the property and from any immediately adjacent public areas, using binoculars and, where necessary, with the use of a three-metre ladder. The interior will be inspected within the limitations referred to later in this document.

Check for damp in vulnerable areas using a moisture meter.

Provide general comments on location but will not confirm sound insulation, if any, or noise of any sort as sensitivity to noise is very subjective.

Attempt to open a sample of the windows and doors (assuming keys are available to any locks). For example, this might include one on each side of the dwelling or one of each window or door type, where there is a variety.

Lift drainage standard, lightweight manhole covers, where these are readily accessible and where it is safe and possible to do so without the use of specialist lifting equipment and without causing damage or risking injury. Covers fixed with screws or bolts will not be lifted.

Provide general comments on the visible parts of the gas, electrical, heating, water and drainage installations, including water storage tanks and boilers where it is reasonable and practicable to do so. However, the surveyor will not test the service installations, gas appliances, stoves, fireplaces, kitchen appliances, etc. however and will not confirm whether they are serviceable or compliant with the relevant Regulations. If the surveyor identifies or suspects an obvious problem or defect, however, advice will be given as to what action should be taken.

Inspect paths, drives, fences, walls (including earth-retaining walls) etc., and permanent outbuildings such as garages. Comments will be made in relation to any trees or plants that might adversely impact upon the property.

Summarise any defects or issues that pose a risk to the building, the grounds or that pose a safety or health hazard to people.

Make preliminary checks on publically available information relating to environmental issues. If the surveyor suspects there to be an issue, further enquiries will be recommended. In all cases you are advised to obtain an environmental report via your legal adviser.

### **The Surveyor WILL NOT:**

Open up or inspect parts of the building that are covered, unexposed or inaccessible. The surveyor will not enter sub floor voids and will not remove or disturb insulating material within the roof void.

Raise fitted or fixed-down floor coverings.

Test the services (including the electrical, gas, heating, water and drainage systems, kitchen appliances, broadband/internet or security systems etc).

Carry out excavations to expose foundations or open-up wall cavities and expose cavity wall ties.

Examine temporary structures or leisure facilities such as sheds, greenhouses and swimming pools or other garden features.

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Test fireplaces, fires, stoves or the internal parts of chimney flues or flue liners,

Make enquiries concerning mining, land stability, contamination and other environmental issues. If the surveyor suspects there to be an issue, further enquiries will be recommended.

Carry out tests for radon or other naturally occurring gases.

Carry out an asbestos survey and will not be acting as an asbestos inspector within the meaning of The Control of Asbestos in the Workplace Regulations 2012, SI 2012 No. 632. Advice on asbestos is beyond the scope of the ISVA Home Survey but if the surveyor believes that Asbestos Containing Materials may be present in the property, this will be reported and advice given as to what action should be taken. In the case of flats, it will be assumed that there is a 'Dutyholder', as defined in the Regulations and that a Register of Asbestos and an effective Management Plan are in place, which do not require any immediate expenditure, and that the materials do not pose a significant risk to health. No enquiries of the Dutyholder will be made.

Verify compliance with Building Regulations, Town and Country Planning Acts or regulations concerning Conservation Areas and Listed Buildings.

### **YOUR LEGAL ADVISER'S DUTIES**

In addition to his/her other duties, it will be the responsibility of your legal adviser to:

Confirm the type of tenure and to verify whether there are any onerous or restrictive covenants.

Check that Building Control Approvals and Planning Permissions have been obtained in relation to any alterations, extensions, etc.

Obtain an environmental search, where appropriate.

### **NATURE AND SOURCE OF INFORMATION TO BE RELIED UPON**

In producing the report, the surveyor will rely on various pieces of information supplied by the client, the estate agent and/or the vendor, in relation to the property, its tenure, tenancies/possession, history, etc. The surveyor will assume that this information is correct, unless they have good reason to believe otherwise (and in which case, this will be stated in the report).

If the surveyor needs to seek material assistance or information from others in relation to any aspect of the HomeSurvey, the nature of the assistance and the extent of reliance shall be agreed and recorded.

### **ASSUMPTIONS FOR HOMESURVEY (WHERE APPLICABLE)**

Unless otherwise stated in the report, the surveyor will assume that:

No significant defects would be revealed by later exposure/inspection of those areas that could not be inspected.

No hazardous materials or building techniques have been employed in the construction of the property (or in subsequent alterations), such as high alumina cement concrete, calcium chloride additives, asbestos or other potentially deleterious material such as meta-sedimentary aggregates and mundic.

There is no contamination in or from the ground and that the ground is not land-filled or subject to slippage.

The property is connected to and there is the right to use the mains services reported, on normal terms.

The roads and sewers serving the property are adopted by the local authority.

Buildings insurance is available on standard terms.

**IT WILL BE YOUR RESPONSIBILITY TO LIAISE WITH YOUR LEGAL ADVISER AND TO NOTIFY THE SURVEYOR OF ANY MATERIAL FACTS THAT CONFLICT WITH ANY ASSUMPTIONS MADE HERE OR IN THE REPORT, PRIOR TO MAKING A LEGAL COMMITMENT TO THE PURCHASE. SUCH MATTERS MIGHT HAVE AN ADVERSE EFFECT ON ANY ADVICE GIVEN.**

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**RE-STATEMENT COST FOR BUILDING INSURANCE PURPOSES WHERE COMMISSIONED**

If this service is provided, it will provide an indication of the cost of rebuilding an average home of the type inspected to its existing standard, using modern materials and techniques and in accordance with current Building Regulations and other statutory requirements. The sum will include site clearance and professional fees but will exclude VAT (except on fees). The figure will also exclude leisure facilities such as swimming pools, etc.

**RICS STANDARDS AND MONITORING**

The HomeSurvey report may be subject to monitoring by the RICS to ensure compliance to RICS Regulation.

**COMPLAINTS HANDLING PROCEDURE**

The surveyor operates a complaints procedure and will supply a copy upon request.

**FOR CLIENT TO SIGN & RETURN –**

Subject Property address:-

Name of client:-

I/We confirm that I/we have read and understand the 'ISVA Home Survey Terms and Conditions' and 'Valuation terms of engagement' that I/we wish the surveyor to proceed to inspect and report on the property on this basis.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_