





Your survey report

Property address

Inspection Date 19th May 2025

Surveyor's RICS number



Contents

Α	About the inspection and report					
В	Overall opinion					
С	About the property					
D	Outside the property					
E	Inside the property					
F	Services					
G	Grounds					
Н	Issues for your legal advisers					
I	Risks					
J	Surveyor's declaration					
K	What to do now					
L	Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement					
M	Typical house diagram					
	RICS disclaimer					

The RICS Home Survey – Level 2 is reproduced with the permission of the Royal Institution of Chartered Surveyors, which owns the copyright. © 2025 RICS





About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.





About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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





Please refer to your **Terms and Conditions**, that were sent to you at the point you XXX confirmed your instruction to us GOTO Surveyors Ltd, for a full list of exclusions.





About the inspection

Surveyor's name	
Surveyor's RICS number	
Company name	
GOTO Surveyors Ltd	
Date of the inspection	Report reference number
19th May 2025	
Related party disclosure	
	are part of the GOTO group of companies. We are not in the RICS Valuation Standards and the RICS Rules
Full address and postcode of the property	
Weather conditions when the inspection took plac	e
During our inspection of the property, the weather was Where there has been a dry spell prior to our inspect subsequently become damp during periods of wetter	ion, it is not always possible to identify areas which
Status of the property when the inspection took pl	ace
At the time of our inspection the property was occupi property is owner occupied. The vendor was present	





Overall opinion

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

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

Important note

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





Condition ratings

Overall opinion of the property

EXECUTIVE SUMMARY

We consider this property to be a reasonable proposition for purchase if you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are common in properties of this age and type.

Provided that the necessary works are carried out to a satisfactory standard, and the property subsequently well maintained, we see no reason why there should be any special difficulty on resale in normal market conditions.

INTRODUCTION

The purpose of this report is to advise on the structural condition and state of repair of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

It is important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact us.

The main body of the report makes recommendations for actions required by you or your legal advisors prior to exchange of contracts and we particularly refer you to the section at the end of the report titled "What to do now". You are strongly advised to undertake the investigations we recommend and obtain competitive quotations from reputable contractors for all the items with Condition Ratings of 2 and 3 before you exchange contracts. We must advise you that if you should decide to exchange contracts without obtaining this information you would have to accept the risk that adverse factors may come to light in the future.

The Condition Ratings and our comments reflect the overall condition of the property on the day of our inspection, although this report should not be interpreted as a definitive list of every single defect which may be present. Parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

Where parts of the property are not visible this will be made clear in the 'Limitations to inspection' at the start of Sections D, E, F and G. The Condition Rating reflects the part of a particular element that is in the worst condition. However, the condition of all parts of the property will be described in the report. Items designated as Condition Rating 2 can quite quickly deteriorate to Condition Rating 3 in certain circumstances.

CONFIDENTIALITY

This survey report is confidential to the customer for the specific purpose to which it refers. It may be disclosed to the customer's professional advisers, but it shall not be disclosed to any other person, nor reproduced in whole or in part without the prior written consent from the customer and GOTO Surveyors Ltd, to specify who they would like it disclosed to.



CLIENT REQUESTS

In the signed copy of the terms of engagement, you asked us to comment, check or look at the following: Lead flash running down side of bedroom window above garage seems to have been pulled away. Neighbours window inexact place is the same.

This was looked at during our inspection in accordance with the scope of report as outlined in the Terms of Engagement, and our comments will be made in the relevant sections, namely: D2 - Roofs. If we consider there to a risk to the health and safety of our surveyor, these will be outlined in the report.



B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



Elements that require urgent attention

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

Element no.	Element name
D5	Windows
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E1	Roof structure
E3	Walls and partitions
E9	Other
F3	Water
F6	Drainage



Element no.	Element name
G1	Garage
G3	Other



Elements with no current issues

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

Element no.	Element name
D4	Main walls
E2	Ceilings
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings



Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breast and flues
F7	Common services
G2	Permanent outbuildings and other structures





About the property

This section includes:

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





About the property

Type of property

The property is a mid-terrace house with two storeys. The property has been extended to the rear with a single storey addition.

Approximate year the property was built

The property was built around 1997.

Approximate year the property was extended

The extension works were carried out in around 2012.

Approximate year the property was converted

The internal accommodation was reconfigured in around 2012.

Information relevant to flats and maisonettes

The property is not a flat or maisonette.

Construction

The walls are constructed from cavity masonry under a pitched roof with a tiled covering. The floors are of suspended timber construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1				1	1		
First		3	1					





Energy efficiency

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

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

Energy efficiency rating

The EPC indicates that the property has an Energy Efficiency Rating (EER) of C 69-80 with the potential to achieve an EER of B 81-91.

Issues relating to the energy efficiency rating

The property is generally as described in the EPC although some elements are outside the scope of this inspection.

Mains services A marked box shows that the relevant mains service is present.							
✓ Gas	✓ Electric	✓ Water	✓ Drainage				
Central heating ✓ Gas	Electric	Solid fuel	Oil	None			
Other services or energy sources (including feed-in tariffs)							

There are no other energy matters or services that are the responsibility of the title holder.

Other energy matters

An increasing number of property buyers consider a good EPC rating (C+) to be a fundamental factor when buying a new home. This is influenced by the rising cost of energy and energy price cap increases.

To meet United Kingdom Carbon Neutral targets ahead of 2050, National Government and Local Authorities are proposing to introduce legislative and policy changes that might require retrofitting homes with upgrades such as thermal insulation and heating (including requirements for fossil fuelled boilers to be phased out).

In addition, Mortgage Lenders are also starting to align their policies towards homes with good EPC ratings with 'green mortgage' deals and other incentives. These changes may impact the future saleability of property going forward. It is likely to become increasingly important that property is improved in terms of its energy performance as recommended in the EPC.

We recommend you begin considering upgrades to your property wherever possible. Some changes to the property may require specific consent from the Local Authority.





Location and facilities

Grounds

The property has gardens to the front and rear of the curtilage. There is an integral single garage for the property. There is also on-site parking at the property. It is located to the front of the building.

There are no permanent outbuildings.

Location

The property is in a suburban location. The location is an established residential area. It offers limited local amenities.

DIGITAL CONNECTIVITY

Download broadband speeds and upload speeds (Mbps) vary between locations and packages available. You are advised to familiarise yourself with speed of services available.



Photo - 2

Facilities

You should familiarise yourself with the locality and amenities before purchase.

Local environment

FLOOD RISK

The property is in an area that is at Very Low Risk - the risk is below 1 in 1000 (0.1%) of flooding from rivers and seas in any one year. In addition, it is in an area that is at Very Low Risk - the risk is below 1 in 1000 (0.1%) of vulnerability to surface water flooding. (see Sections I1, I2 and I3).

MINING ACTIVITY

The property is in an area that has historically been affected by coal mining that could affect the property and its grounds. A copy of the mining and extraction report should be obtained to confirm the extent of potential risks. This report assumes that the result of the report will be satisfactory (see Section I1).



RADON

The property is in an area that has natural levels of radon, and further advice can be obtained from the UK Health Security Agency: UKradon at https://www.ukradon.org. (See Section I3.)

We are not aware of any other issues in the local environment.

Our report assumes that standard building risk and reinstatement insurance can be arranged, now or in the future, without undue excess or premium.





Outside the property





Full detail of elements inspected

Limitations on the inspection

We inspected the exterior of the property from ground level within the boundaries, and from accessible public areas.

It is possible that defects may exist in unseen areas and unless the property is fully inspected (with stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

It was too dry at the time of inspection to fully assess the rainwater goods. We are therefore unable to comment upon their adequacy in removing water away from the property.

In accordance with the terms of service and the RICS instructions relating to the scope of Level 2 inspection, only a random sample of windows has been opened. As a result, defects may exist to windows that were not fully inspected.

Although a condition rating has been allocated, our inspection of the extension was limited because there was no access to and no view of the side elevation as it is located against the boundary line.

When access is possible to hidden or concealed areas identified above, it would be advisable to check that they are in an acceptable condition. (Access may require the neighbour's consent or inspection by a specialist contractor.) Until access is provided, regular visual inspections should be carried out.









D1 Chimney stacks

There are no chimneys at this property.



D2 Roof Coverings

The roof is pitched and covered with tiles. The covering is laid over a lining on a timber frame. The property has a projecting dormer window of timber framed construction with a pitched tiled roof covering. The side elevations are lead covered.



The lead to the dormer windows is poorly detailed, and not fixed correctly, leaving it vulnerable to wind damage. The cladding should be refixed; although full replacement with an alternative may be more economical. The roof profile indicates that there are valley gutters present. These were not visible externally and so we cannot comment directly on the condition. We were unable to inspect internally. Lead flashings close the junctions between roof surfaces and adjacent walls. These appear to be in satisfactory condition. In other regards the roof coverings generally appear to be in fair condition with only minor defects visible. No repairs are currently required.

Valley and Box Gutters are vulnerable to blockage and disrepair. As such they are vulnerable to



water and damp penetration leading to timber decay. You should undertake regular inspections and maintenance of these vulnerable areas.



Photo - 3



Photo - 5

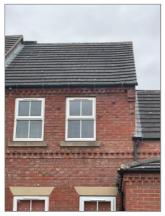


Photo - 7



Photo - 4



Photo - 6



Photo - 8



D3 Rainwater pipes and gutters

The property has PVCu gutters and downpipes. The downpipes are shared with the adjoining property. Any repairs should be done with their agreement regarding cost, time and method. (See Section H1 – Regulations below.)

2

The gutters and downpipes have a few minor defects such as leaking joints. However, subject to minor repairs including resealing and realignment, they appear to be in a generally serviceable condition. Otherwise, the rainwater goods appeared to be in satisfactory condition and functioning as intended. Drainage gullies should be kept clear of debris to ensure that the functionality is retained.

It is important that rainwater goods are always well maintained as any leaks or spillages, if not dealt with, can cause deterioration and damage to the outer surfaces of the property and decay to joinery. Annual inspections during heavy rainfall are recommended. Rainwater goods may not be able to fully cope during heavy rainfall.



Photo - 9



Photo - 10

D4 Main walls

The walls are of cavity masonry construction.

1

The structural condition of the walls appeared to be satisfactory, and we found no evidence of significant cracking, subsidence or structural movement.

We suspect that at least some of the external walls may have been retro fitted with cavity wall insulation. This cannot be confirmed without intrusive investigations. It can however, cause problems if not property installed. We have not carried out an intrusive survey of the cavity and cannot confirm the condition or the correct installation of the cavity wall insulation. Your legal advisor should make enquiries to verify the type of insulation present and the existence of valid guarantees. See section H2.

FOUNDATIONS

The foundations have not been inspected and are not visible. Your Legal Adviser should make enquiries and confirm that the property has not been underpinned as works may have been undertaken in the past, which are not readily apparent. Properties built since the introduction of the Building Regulations should at least have complied with the regulations in force at the time of construction and extensions of more recent construction should have foundations in accordance with the regulations in force at the time the extension was carried out.



DAMP PROOF COURSE (DPC)

Damp proof courses are built into buildings to prevent the movement of ground moisture through the wall and into the interior. It is therefore designed to protect the internal fixtures and fittings from deterioration and high levels of moisture that could lead to timber rot and decay. The horizontal DPC at the base of the walls appears to be made of plastic.

Random damp testing was carried out to the external walls, from within the property, close to ground floor level. No high damp readings were noted.



Photo - 11



Photo - 12

D5 Windows

The windows are of PVCu construction with double glazed units.

There are no proper means of escape from the first floor windows, which is a health and safety risk. Improvements are required. See section I3. The mastic seals between the window frames and the adjoining masonry are cracked. These should be raked out and resealed with an external grade mastic to prevent water penetration. In other regards the windows generally appeared to be in satisfactory condition for their type and age with no significant signs of deterioration. They will require ongoing routine repairs as part of ongoing maintenance.

PVCu windows need regular maintenance, including lubrication of the friction stays, hinges and locking mechanisms. The PVCu itself requires regular cleaning and will discolour over time. The quality of sealed unit double and triple glazed units varies considerably, and we can give no assurances as to the long term durability of the units at the property. The mastic that is used to seal the junction between the window frames and surrounding walls has a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with an appropriate external grade mastic suitable for the location to prevent water penetration.

D6 Outside doors (including patio doors)

The external doors are of PVCu and composite construction. The doors are part glazed.

2

3

The mastic seals between the door frames and the adjoining masonry are cracked. These should be raked out and resealed with an external grade mastic to prevent water penetration. Other elements of the external doors generally appeared to be in satisfactory condition for their type and age with no significant signs of deterioration. They will require ongoing routine maintenance to



surface finishes, hinges and locks.

See our comments in Section D5 windows above in respect of: PVCu generally, the durability of sealed double-glazed units and sealants to components and wall junctions. You should ensure that the locks to doors and windows comply with the requirements of your insurers. External doors provide the first point of exit in an emergency. You should always ensure that you are able to safely exit the building. We would always recommend that locks are changed when a property changes hands.



Photo - 13



Photo - 14

D7 Conservatory and porches

As there is no conservatory or porch at the property this section is not applicable.



D8 Other joinery and finishes

These comprise timber facias.



There are signs of significant defects including warping. Repairs are required but replacement may be a more economic option.

EXTERNAL DECORATIONS

The external decorations were deteriorating in some areas and at least redecoration is required. However, you should budget for some timber replacement as rot is likely to be identified on closer inspection.

D9 Other

There are no other external elements to comment on.







Inside the property





Inside the property

Limitations on the inspection

Our internal inspection of the property was restricted by floor coverings, furnishings, personal effects and stored items.

It is possible that defects may exist in unseen areas and unless the property is fully inspected (with stored or obstructing items being removed), before exchange of contracts, there may well be additional repair costs which must be borne by you.

The condition ratings assigned throughout this report are based on what was visible at the time of inspection.

We were unable to access the roof void over the bedroom above the garage or the extension roof void because there are no hatches. This element is therefore excluded from our report. (See our comments in relation to valley gutters in Section D2 - Roof coverings above.)

Our inspection of the staircase was limited as there is a lining to the underside of the treads.

When access is possible to hidden or concealed areas identified above, it would be advisable to check that they are in an acceptable condition. (Inspection may require access by a specialist contractor. Limited opening up may also be involved.) Until access is provided, regular visual inspections should be carried out.









E1 Roof structure

The main roof void is accessed via a hatch on the landing. There is a fitted ladder. The roof structure is formed of trussed rafter construction. The void is part boarded to the ceilings below.



The roof linings are damaged in places. Repairs are necessary as there is a risk of penetrating dampness. From our limited inspection of the roof void the visible roof timbers appeared to be in a reasonable condition for their age and type. No significant defects, deflection or movement were noted. The roof void appears to be adequately insulated. You should ensure that insulation is provided to current standards and does not interfere with ventilation. The roof void appears to be adequately ventilated.

Timber used in roof construction may undergo some splitting and/or warping with time due to reduction in water content and seasoning. This is particularly prevalent in older roofs and does not normally affect its structural integrity except in exceptional circumstances. Most importantly none of the timbers should be cut as this could considerably reduce the structural strength. Roof timbers should be regularly inspected and maintained in good condition.

Bitumen felt tends to rot at the eaves if not properly supported and the rear of the fascia and top side of the soffit boarding will become damp and provide conditions for wet rot to occur. Because it tends to weaken with age it is also susceptible to tearing and impact damage.





Photo - 15



Photo - 16



Photo - 17

E2 Ceilings

The ceilings are made of plasterboard.



There are some minor cracks to ceiling finishes. They should be filled when rooms are next redecorated. No major repair is currently needed.

E3 Walls and partitions

The internal walls are of solid brick and blockwork construction and lightweight timber framed construction, finished with plasterboard.



Within the limitations of the inspection, we noted defects such as: minor cracking. We suspect this is as a result of initial differential settlement of the vestibule and main body of the house. These areas will require replastering and making good prior to redecoration. In the course of undertaking alterations to the property potentially load bearing walls have been removed in the following locations: between the kitchen, dining area and utility room. The loads from the structures above should have been supported on new lintels or steelwork. The structural supports are now concealed beneath plasterwork and decorative finishes. We are unable to confirm the adequacy or



existence of the new supports. Your legal advisor should confirm that the alterations were carried out with the knowledge and consent of Building Control.



Photo - 18



Photo - 19

E4 Floors

The floors are of suspended timber construction.



The timber floors were found to be generally level and there are no indications to suggest serious defect. However, when coverings or boards are lifted defects may become apparent.

SUB FLOOR VENTILATION

Ventilation is required to the underside of suspended ground floors to prevent the accumulation of moisture within the floor void. This is achieved by the provision of vents built into the base of the external walls. There appears to be adequate provision. Sub floor voids and external vents must be kept clear of obstructions to ensure that the air flows throughout the void.

E5 Fireplaces, chimney breasts and flues

There are no chimney breasts, open fireplaces or secondary heating appliances at the property.



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

The built in fixtures to the kitchen and utility consist of proprietary units. There are integral appliances. The condition and functionality of appliances e.g., ovens, hobs, fridges, and dishwashers, is outside the scope of the report.



The kitchen and utility fittings appear to be adequately presented and in satisfactory condition. We assume that you have made your own assessment of their adequacy for your own purposes.

The design, layout, aesthetic, and fitness for purpose of kitchens is very personal and subjective. We assume that you have already made your own assessment when viewing the property as to whether you intend to upgrade or replace the fixtures.

All silicone seals to kitchen fixtures should be maintained in a good condition to prevent the



penetration of water and the associated risks to adjacent timbers. We recommend mechanical ventilation is installed, particularly in kitchens and utility rooms.



Photo - 20

E7 Woodwork (for example, staircase joinery)

The property has timber doors, architraves, stairs and skirting boards. This section also covers internal decorations.



The staircase is of conventional timber construction. It is easy to ascend and descend. No significant defects were evident. The general condition of the doors, architraves, skirting boards and timber trims is fair with the usual signs of wear and tear.

INTERNAL DECORATIONS

The decorations to the property are generally in a good condition although you should anticipate marks and imperfections to the decorations will be apparent when the current owner's furniture and other items have been removed from the property. We assume that you have already made your own assessment when viewing the property as to whether you intend to upgrade or replace the internal decorations.



Photo - 21



E8 Bathroom fittings

This comprises the sanitaryware installed in the shower room.

The sanitary fittings are of modern design and appear to be of a good quality. No major repair is currently required.

We assume that you have already made your own assessment when viewing the property as to whether you intend to upgrade or replace the sanitaryware.

All silicone seals to sanitaryware should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. Where showers are provided within bathrooms you should pay particular attention to the seals within the shower area to help prevent against localised leaks.

Mechanical ventilation is particularly recommended in bathrooms and shower rooms to prevent condensation and reduce risk of mould developing.



Photo - 22

E9 Other

FIRE DETECTION

We recommend that mains powered smoke, heat and carbon monoxide alarms are installed. We cannot confirm the satisfactory operation of any existing alarm(s). To ensure the alarm system remains effective, it should be maintained and tested regularly.

ASBESTOS

Most properties of this age and type are likely to contain some asbestos based materials in one form or another. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos and the need for a licensed contractor to remove and dispose of any asbestos found which could be costly (see Section I3).

CONDENSATION

Condensation is generally caused by a combination of heating imbalances and poor ventilation. It is also exacerbated by how the property is used. For example, drying clothes indoors and cooking activities contribute to excess water vapour internally. Persistent condensation will result in issues of mould and black-spot which are injurious to health.

1





Services

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





Services

Limitations on the inspection

There were no further significant limitations to the inspection other than those noted in Section E above.

Drainage inspection chamber covers could not be lifted. They were screwed shut.









F1 Electricity

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

Electricity is supplied from the mains via a meter located on or in the side elevation and a consumer unit in the garage.



The electrical installation appears satisfactory with no obvious visual defects, but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety. However, we would strongly recommend an inspection of the electrical system on change of ownership.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), or with the Electrical Contractors Association, to inspect and test the electrical installation and report to you before exchange of contracts. Thereafter, the installation should be retested every ten years. We refer you to the page in this report entitled 'What to do now'.



Photo - 23



Photo - 24



F2 Gas/oil

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

Mains gas is connected via a meter located on the side elevation.

3

The installation appears in fair order with no significant defects evident. You should instruct a 'Gas Safe' registered contractor to inspect and test the gas installation and appliances; they should report to you before exchange of contracts. Thereafter, the installation should be retested every 12 months. We refer you to the page in this report entitled 'What to do now'.



Photo - 25

F3 Water

Mains water is supplied via an external stopcock which is located in the front pavement. A water meter is fitted at the property. The internal stopcock is in the kitchen.



The distribution plumbing, where visible, appears to be satisfactory. No significant leakage was noted on the surface although most of the pipework is concealed in ducts and floors. It is, therefore, possible that defects exist in hidden areas.

Water is assumed to be provided directly from the mains to the sanitary fittings and other appliances. If the mains water supply is interrupted, then there will be no water available in the property until the supply is reinstated.









Photo - 27

F4 Heating

Central heating is provided by means of a gas fired combination boiler which serves pressed steel panelled radiators within the property.

No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition.

We recommend that you instruct a suitably qualified heating engineer to carry out a thorough inspection and functional test of the heating system and to advise on any improvements and/or upgrading required prior to exchange so that you are aware of any remedial costs. We also recommend that a regular maintenance contract be placed with an approved "Gas Safe" heating engineer.

The distribution system contains some microbore pipework. You should be aware that this is likely to be of some age and given the small diameter of the pipes is more likely to suffer from blockages and require remedy, particularly in hard water areas.

Where a gas appliance such as a boiler is in a bedroom, the installation of mains operated smoke and carbon monoxide detectors in that room is particularly important. The noise from a boiler may be nuisance at night.



Photo - 28



Photo - 29

3



F5 Water heating

Water heating is provided by the combination boiler direct to hot water outlets. We refer you to our comments regarding inspection and servicing in Section F4 Heating above.



F6 Drainage

During our inspection it has not been possible to inspect the underground drainage system because of the limitations described above. The condition rating is given in relation to the element inspected i.e. the above ground drainage. The underground drainage has not been awarded a condition rating and is excluded from this report. We recommend that you engage a suitably qualified contractor to undertake investigations into the excluded part of the system.

2

ABOVE GROUND DRAINAGE

The main soil and vent stack is internal. It is concealed within ductwork and terminated with internal air admittance (Durgo) valves. Our condition rating is based on this limited inspection. Other waste outlets (For example from the kitchen sink, appliances and wash hand basins) drain to gullies in various locations. These are made of plastic.

BELOW GROUND DRAINAGE

The property is believed to be connected to the mains drainage system (sewer). Your Legal Advisers should, however, confirm the property's drainage provision. The only way to ascertain the true condition of the below ground pipework is by a way of a specialist CCTV inspection which should be undertaken by a suitably qualified contractor prior to exchange of contracts. Gullies require regular maintenance and cleaning. Inspection chambers should be checked frequently and jet washed annually. Modern WC cisterns use much less water than older traditional cisterns. In older properties where sanitaryware has been replaced the drains should be regularly flushed through.

F7 Common services

The property is a separate dwelling and does not appear to have any common services.







Grounds (including shared areas for flats)





Grounds (including shared areas for flats)

Limitations on the inspection

There were no further significant limitations to the inspection other than those noted in Sections D & E above.









G1 Garage

The property has a single, integral garage.



The garage is constructed from the same materials as the remainder of the property. There is a manual up and over vehicle door to the garage. There is no additional personnel door.

The garage is in an acceptable condition for its purpose and no significant defects were noted, although you should check that it is sufficient in size for your intended use.

The following services are connected to the garage: electric. These have not been checked, and we refer you our recommendations to have the installation checked along with the installations in the main dwelling. (See Section F above.)



Photo - 30

G2 Permanent outbuildings and other structures

The property does not have any permanent outbuildings.



G3 Other

BOUNDARIES

The boundaries are generally defined by timber fencing.



The boundaries are in a fair condition although minor repairs are required. Ongoing work should be



anticipated for your future maintenance plans.

You should make sure that the boundary demarcation is sufficient for your security and insurers requirements. Your Legal Adviser will establish who owns the boundaries and who is responsible for maintaining them. Please see Section H3 – Issues for Your Legal Adviser.

HARD LANDSCAPING

The main hard landscaping to the property includes concrete paving slabs, stone flagstones, gravel and tarmac.

The hard paved areas, i.e., the drives, paths and patios are generally even. It is however normal for there to be a few cracks, loose stones, or poorly pointed areas that require ongoing maintenance. There is timber decking in the garden. This is problematic in the UK climate as it becomes extremely slippery (see Section I3). Whilst the safest option is removal of the decking, there are paints with a gritty compound available, these are expensive and require regular reapplication.

SOFT LANDSCAPING

The remainder of the external areas are laid to lawn and planted areas. There are no trees. There are no hedges.

The grounds appear in a satisfactory condition. Usual maintenance, pruning, cutting, digging of the elements of the garden should be carried out on a regular basis.

INVASIVE PLANTS

There are many types of invasive plants in the UK, but three types of plant are regarded as 'controlled waste' under the Environmental Protection Act (Duty of Care) Regulations. These are: Japanese Knotweed, Giant Hogweed and Himalayan Balsam.

Japanese Knotweed is of particular concern in relation to buildings as it can cause structural damage to property. Giant Hogweed is highly toxic and causes chronic skin inflammation – it is therefore a serious risk to people and to pets. Whilst it is not an offence to grow Himalayan Balsam it is recommended that it is removed as it is hugely invasive and can destabilise the ground in which it grows.

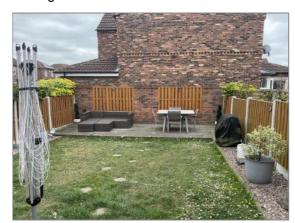


Photo - 31





Issues for your legal advisers

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





Issues for your legal advisers

H1 Regulation

Your legal advisor should confirm that all extensions (including conservatories), external alterations and internal alterations to the property have been undertaken with the appropriate consents from the local authority regarding Planning Permission and Building Regulations approval.

Your legal advisor should check whether any previous or planned works (including those recommended because of this report) are covered by The Party Wall etc. Act 1996. The Act covers any building works that affect shared walls, structures or other features that are close to the boundary of a property. The Act provides a framework to prevent and resolve disputes that may arise between neighbours when works to party walls, chimneys, boundary walls and excavations near neighbouring buildings are being carried out.

H2 Guarantees

Your legal advisor should establish if there are any service agreements or certificates in relation to the electric, gas or other services and appliances installed in the buildings.

It is possible that guarantees exist for the property. Your legal adviser should establish the existence of any guarantees and if appropriate, to transfer any benefits to you. Such guarantees might include:

- Cavity wall insulation and
- Boiler replacement.

H3 Other matters

Prior to exchange of contracts, your legal advisor should make the following enquiries (amongst others) on your behalf:

- the tenure of the property,
- whether the road is adopted,
- the drainage provision,
- the ownership and maintenance of boundaries,
- implications of present or historic mining activity,
- any impact from Radon,
- party wall matters and
- Estate rent charges.



Risks

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



ш

Risks

I1 Risks to the building

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

- F1: Electricity requires safety check
- F2: Gas requires safety check
- F4: Heating requires safety check
- F5: Water Heating requires safety check

I2 Risks to the grounds

We recommend that you should treat the following matters - all discussed earlier in the report - as "risks to the grounds"; the risks should be investigated as soon as possible:

C: Local environment – former mining area

I3 Risks to people

We recommend that you should treat the following matters - all discussed earlier in the report - as "risks to people"; the risks should be investigated as soon as possible:

- C: Local environment radon gas
- D5: Windows inadequate means of escape
- F1: Electricity requires safety check
- F2: Gas requires safety check
- F4: Heating requires safety check
- F5: Water Heating requires safety check

ASBESTOS

Whilst we did not note any ACMs during our inspection it is possible that they are present in hidden areas. The only way to be certain if asbestos is present in any of these areas is by laboratory testing of the suspect materials.

There is public concern about the presence of any asbestos in a property. This could affect future resale values particularly if the material has to be removed by a specialist contractor. It would be sensible therefore to make enquiries now about the cost of replacing the material, should this be necessary.

You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive.

I4 Other risks or hazards

If, after reading and considering this report you intend to proceed with the purchase, we advise you to send a copy of it as soon as possible to your Legal Advisers. Please draw to their attention the whole of Section H – Issues for your legal advisors and Section I - Risks.



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





Surveyor's declaration



J

Surveyor's declaration

Surveyor's RICS number	Qualifications
	MRICS
Company	
GOTO Surveyors Ltd	
Address	
The Hall Barn, Church Lane, Lewknor, Oxon, OX49 5TP	
Phone number	
01844 335560	
Email	Website
enquiries@gotosurveyors.co.uk	www.gotosurveyors.co.uk
Property address	
Client's name	Date the report was produced
	21st May 2025
I confirm that I have inspected the property and prepared this report.	
Signature	





What to do now





Further investigations and getting quotes

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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





Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement





Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

The service

The RICS Home Survey - Level 2 (survey only) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey only) service aims to give you professional advice to help you to:

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

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

The inspection

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

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

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

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

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

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



Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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



The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.



Issues for legal advisers

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

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

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

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

Risks

This section summarises significant defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.



Standard terms of engagement

- **1 The service** The surveyor provides the standard RICS Home Survey Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
- · costing of repairs
- · schedules of works
- supervision of works
- re-inspection
- · detailed specific issue reports and
- · market valuation and reinstatement costs
- **2 The surveyor** The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.
- **3 Before the inspection** Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).
- 4 Terms of payment You agree to pay the surveyor's fee and any other charges agreed in writing.
- **5 Cancelling this contract** You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.
- **6 Liability** The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

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





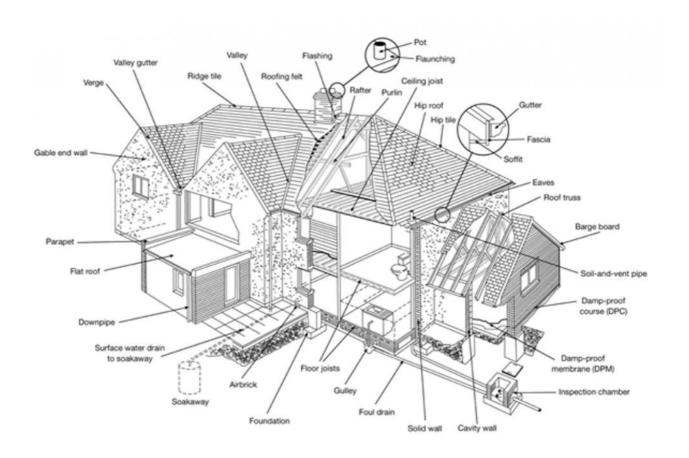
Typical house diagram





Typical house diagram

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





RICS disclaimer



You should know...

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

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

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

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

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