

watsons



LEVEL 2

Your survey and valuation report

Property address

17 Springfield Crescent,
Somercotes, ALFRETON,
Derbyshire DE55 4LG

Client's name

N Rayson

Inspection Date

3rd March 2026

Surveyor's RICS number

0852011

2

Contents

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

A

About the inspection and report

This Home Survey - Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you N Rayson confirmed your instruction to us Watsons Property Group Limited, for a full list of exclusions.

About the inspection

Surveyor's name

David Corner MRICS

Surveyor's RICS number

0852011

Company name

Watsons Property Group Limited

Date of the inspection

3rd March 2026

Report reference number

EWS-204775

Related party disclosure

We are not aware of any conflict of interest as defined in the RICS Valuation Standards or the RICS Rules of Conduct and have no links with this transaction.

Full address and postcode of the property

17 Springfield Crescent, Somercotes, ALFRETON, Derbyshire DE55 4LG

Weather conditions when the inspection took place

When we inspected the property, the weather was dry following a period of changeable weather.

Status of the property when the inspection took place

The property was occupied and fully furnished. There were fully fitted floor coverings in all rooms.

The property was tenanted on the day of our inspection, and your Legal Adviser should make further enquiries in this regard. They should make all necessary arrangements for a revised tenancy agreement and explain the implications to you. If it is your understanding the tenant is to leave prior to the purchase, the legal adviser should confirm vacant possession will be available.

Ask your legal adviser to:

- confirm the details of the existing tenancy and advise you accordingly if the tenant is to remain in-situ.

B

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 L, 'What to do now', and discuss this with us if required.

B

Condition ratings

Overall opinion of the property

We are pleased to report that this property is considered 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 quite common in properties of this age and type. If the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale.

The property is of an age and type where a degree of ongoing maintenance should be anticipated. As with any property, it is vital that the main fabric of the building is maintained in a watertight condition and in order to achieve this all major structural elements will require regular overhaul and repair. Brickwork, stonework, jointing and render, where present, should be regularly inspected and repaired. Any flashings should be redressed, and defective or slipped roofing tiles or slates repaired or replaced, as necessary. Rainwater goods should be regularly cleaned, resealed and realigned and any external joinery will need to be redecorated frequently with decayed sections being cut out and replaced. Paintwork should be maintained in a good condition. It is also vital that all services serving the property are regularly maintained and upgraded in order to comply with current regulations.

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. It should be appreciated that parts of the property are many years old. Such parts of the structure and fabric should therefore not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
	We refer you to our comments in Section H of this report.	



Elements that require urgent attention

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

Element no.	Element name
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
F6	Drainage



Elements that require attention but are not serious or urgent

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)

Element no.	Element name
D7	Conservatory and porches
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
E9	Other
F3	Water
G2	Permanent outbuildings and other structures
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



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

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a three bedroom semi-detached house with driveway parking.

Approximate year the property was built

Based on our knowledge of the area and housing styles, we estimate that the property was built in approximately 1950.

Approximate year the property was extended

The property has been altered by way of a conservatory extension to the rear.

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the conservatory extension.

We do not know when this was completed. Ask your legal adviser to:

- confirm the date of the conservatory extension.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

The property is not a flat or maisonette.

Construction

The main walls are of cavity masonry construction. The walls are finished in brick. The main roof is pitched with a concrete tiled covering. The floors are of solid and timber construction. The windows and doors are of PVCu construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2				1		1	
First		3	1					

C

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 property has been given an energy efficiency rating of 63 D.

Issues relating to the energy efficiency rating

We refer you to advice within the main body of this report.

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)

The surveyor is not aware of any other service or energy sources.

Other energy matters

The surveyor is not aware of any other energy matters.

C

Location and facilities

Grounds

The property benefits from driveway parking and a rear garden.

The property includes an attached outhouse with a store and WC.

Location

The property is situated in an established residential area with properties of a similar character and age.

Facilities

There are limited local amenities and facilities. It is likely that travel to nearby locations will be required to access a wider range of facilities.

Local environment

We are aware that mining activity has taken place in this area and your Legal Adviser should undertake a mining search prior to your purchase, and follow all recommendations within the mining report obtained. In addition, some houses in the area may be built on contaminated or infilled land and an environmental search should also be undertaken prior to exchange of contracts. Ask your legal adviser to:

- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.

This is a risk to the grounds:

- past mining area.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Not all of the windows have been opened. A selection of windows on each elevation, where possible, have been tested as part of this survey.

It was not raining at the time of our inspection therefore, we cannot comment upon the adequacy or water tightness of the rainwater goods.

Irrespective of the weather conditions at the date of inspection, water ingress may only become apparent following prolonged rainfall. We can only comment on the condition as found on the day of inspection, therefore should poor weather conditions persist it would be advisable to regularly monitor the situation in order to take corrective action should future water ingress occur.

Our inspection was carried out from ground level only, within the boundaries of the subject property and accessible public areas only. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible and in the absence of any further evidence it is assumed that any such areas are free from significant defects.

Access was insufficient to determine the condition of low-level roof timbers. It is possible that water penetration has occurred and where this has happened, then the timbers will eventually rot. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles/slates, inspect the timbers and then replace the covering.

All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



D1 Chimney stacks

The brick chimney stack shows general weathering consistent with age and exposure. The metal flashings could be seen only in part from ground level, so their condition could not be fully confirmed. As chimney stacks are exposed elements, regular inspection and maintenance are recommended. Some areas such as the flaunching and back gutter were not visible, and hidden defects may be present. When safe access is available, a closer inspection by a competent contractor is advised to confirm the chimney and flashings remain in satisfactory condition.

2

D2 Roof Coverings

The roof is covered with old concrete tiles that are now weathered, with increased maintenance likely due to age. While localised repairs may be sufficient for the time being, you should anticipate the need for full re-covering in the short to medium term. It would be sensible to obtain contractor

2

quotations before exchange to understand future costs. Older tiles can become brittle, and the roof should be inspected regularly, ideally each autumn, to address any defects before winter. Pressure washing is not advised as it can damage the tiles and lead to water ingress; any moss removal should be carried out using gentle, low-impact methods. Regular checks of the roof coverings, flashings, gutters and internal roof void are recommended, particularly given the increased frequency of severe weather, which can expose weaknesses in ageing roof coverings.

D3 Rainwater pipes and gutters

The plastic gutters and downpipes are broken and stained in places, with some rainwater discharging directly onto the ground rather than into proper drainage. Rainwater goods carry large volumes of water in wet weather, and their joints, stop ends and outfalls are prone to leakage or blockage from debris. Regular cleaning and maintenance are therefore essential to prevent external damage and internal dampness, and it is sensible to clear adjoining properties' gutters at the same time. PVCu fittings can expand and contract in sunlight, causing joints to open and require re-sealing as part of normal upkeep. Where downpipes discharge directly into below-ground drainage, the system may be more susceptible to blockages, and installing an intermediate gully with a grid is generally recommended to reduce this risk.

2

D4 Main walls

The property has cavity brick walls with signs of age-related weathering, including worn mortar pointing, older window and door sills, and evidence of historic, non-progressive movement. The type of damp-proof course to the main house could not be confirmed but is likely to be an older engineering brick or bitumen-based system. A minimum gap of 150mm should be maintained between the dpc and external ground levels. Parapet walls present a higher risk of water penetration, and the presence or condition of cavity trays is not known. Although no signs of wall tie corrosion were noted, ties in older properties can deteriorate over time, and future replacement may be required. Mortar joints should be regularly maintained to help prevent moisture ingress. Cavity wall insulation, if present, was not inspected internally and its condition or installation quality cannot be confirmed.

2

- the cavity wall insulation.

As foundations are not visible, your Legal Adviser should verify that no underpinning has been carried out historically, and limited original foundations may make the structure more susceptible to seasonal ground movement. Adequate lintels over window and door openings cannot be assumed, and replacements may be needed if frames are renewed.

D5 Windows

The property has old PVCu windows and doors, several of which show failed double-glazed units with misting between the panes. These fittings require regular maintenance, including lubrication of hinges, handles and locking mechanisms to ensure smooth operation. The external mastic around window and door frames has a limited lifespan and often becomes brittle with age, leading to gaps between the frame and wall. Periodic inspection and renewal with a suitable external-grade mastic are recommended to maintain weather tightness and prevent drafts or moisture ingress.

2

D6 Outside doors (including patio doors)

See Section D5.

D7 Conservatory and porches

The property has an old PVCu-framed conservatory with a brick dwarf wall, polycarbonate roof sheets and several failed double-glazed units. Polycarbonate roofing is vulnerable to damage and leaks if fixings or seals deteriorate, and it requires regular cleaning and inspection, although care is needed as the sheets are fragile. Conservatories are often unregulated additions, and your Legal Adviser should confirm any planning or Building Regulation approvals. Ongoing maintenance is important, including resealing gaskets, checking flashings and renewing mastic where the structure meets the external wall, as this tends to become brittle with age. Such additions are typically built to lower standards than the main house and may have limited foundations, making them more prone to movement, dampness, condensation and future repairs. Regular cleaning of gutters, glazing and drainage channels will help maintain performance.

D8 Other joinery and finishes

The timber roof-edge joinery is weathered and will require ongoing maintenance to prevent further deterioration. Given the age of the property, there is a possibility that remnants of lead-based paint or asbestos-containing materials may be present in older coatings or soffit/boarding components. These cannot be confirmed without specialist testing. If any refurbishment or stripping works are planned, appropriate precautions should be taken, and a competent contractor should assess and safely manage any potential risks in accordance with current regulations.

D9 Other

The property has an old, weathered concrete front door canopy that is showing age-related deterioration and will require periodic maintenance to prevent further decay. Older concrete can crack, spall or become porous over time, increasing the risk of water penetration or localised failures if left unattended. A competent contractor should assess the canopy and manage any necessary works safely.



Photo - 2 Rear elevation



Photo - 3 Street scene



Photo - 4 Street scene

E

Inside the property

E

Inside the property

Limitations on the inspection

The property was fully furnished at the time of our inspection. In addition, built-in units were present and fitted floor coverings had been laid throughout all of the property with stored items in the wardrobes, cupboards and elsewhere. This placed some restrictions on our inspection. Where stored items are present, for example in built-in cupboards/wardrobes, we do not move these. It is possible defects exist to areas such as wall surfaces, ceilings, floors and chimney breasts in the areas concealed.

We do not inspect carpets, non-fitted furniture, other furnishings or appliances as these are outside the scope of this survey.

Our inspection of the roof void was limited - please see Section E1 for further details.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



E1 Roof structure

Access to the loft was via a small hatch, allowing only a head-and-shoulders inspection, with insulation further restricting visibility. The roof structure appears to comprise timber rafters and purlins, with general wear and tear noted, including areas of damaged sarking felt. It is currently recommended that approximately 270mm of modern insulating material is provided at joist level with appropriate ventilation to offset the risk of condensation and associated decay.

2

Roof timbers should be regularly inspected and maintained in good condition.

No significant defects or signs of active wood boring beetle infestations were found but a full inspection of all areas of the roof timbers was not possible. In a property of this age some timber defects are likely to be present unless previous repairs or remedial works have been properly carried out. A specialist consultant, if instructed, will make a thorough inspection.

E2 Ceilings

The ceilings show damaged plasterboard with cracking and staining to the plaster surfaces. Some of the coving appears to be polystyrene, which is lightweight but can present an increased fire risk as it may ignite or melt quickly in high heat. If retained, it should be monitored for deterioration, and you may wish to consider replacing it with a safer, modern alternative as part of future refurbishment.

2

E3 Walls and partitions

Damage and cracking were noted to plaster and tiled surfaces, and elevated damp meter readings were recorded in several areas, including the hall and lounge. You should instruct an independent specialist damp consultant who is a member of the Property Care Association to carry out a full

2

inspection before exchange, as remedial methods and costs vary, and contractors have a commercial incentive to recommend works. Damp treatment is often disruptive and typically requires replacement of affected plaster. Given the age of the property, some plaster repairs should also be anticipated during future redecoration. Minor cracking is common and usually relates to historic settlement or shrinkage, though wider or worsening cracks should be monitored. The property has been structurally altered and you should not assume the work was undertaken to an adequate standard. Your Legal Adviser should confirm whether the necessary Local Authority approvals and completion certificates were obtained for any structural alterations, including changes to internal walls.

- the removal/rearrangement of load-bearing masonry.

E4 Floors

The property has old floor coverings, and areas of springiness and unevenness were noted during the inspection. These issues are common in older floors and may indicate wear, movement, damp, localised defects or timber decay/infestation beneath the coverings. When the floor finishes are removed for refurbishment, you should anticipate the need for further remedial works to the underlying structure or subfloor as part of normal maintenance and upgrading.

2

E5 Fireplaces, chimney breasts and flues

There is an electric fire present at the property.

We have not arranged for a specialist test of the electric fire and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. You should have the fire (along with the entire electrical installation - see also Section F1) tested by a competent NICEIC/ECA registered electrician before using the fire.

2

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

The kitchen contains old fittings that are nearing the end of their useful life and are likely to require renewal. None of the appliances were tested. All seals around worktops, sinks and units should be kept in good condition to prevent water penetration, which can damage adjacent timbers and finishes. Kitchens are prone to condensation and mould, so a suitable balance of background heating, insulation and effective ventilation is important; mechanical extract ventilation is recommended and vents should be cleaned regularly. Built-in kitchen units can conceal defects such as leaks, dampness or hidden pipework, and further issues may become apparent when the fittings are removed for replacement.

2

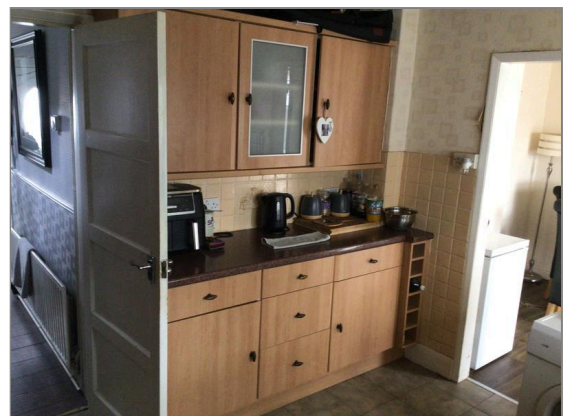


Photo - 5 Kitchen units

Photo - 6 Kitchen units



Photo - 7 Kitchen units

E7 Woodwork (for example, staircase joinery)

The internal woodwork is dated and requires refurbishment, with regular maintenance and decoration needed to protect against rot and deterioration. Additional repairs may become necessary once furniture and fittings are removed. Given the age of the property, some concealed timber decay or woodworm may be present in areas not accessible during the inspection, particularly to skirting boards or floor timbers. Older finishes may also contain lead-based paint, and precautions should be taken during preparation works, as sanding or stripping can generate harmful dust.

2

E8 Bathroom fittings

Sanitary fittings appear to be leaking and will require attention. The electric shower should be tested by a qualified electrician before use, as noted in Section F1. All seals around baths, basins and showers should be maintained in good condition to prevent water penetration and damage to adjacent timbers. Where showers are installed over baths, movement of the bath can cause seals to fail or the bath itself to crack, and leaks are often not immediately obvious. The current shower curtain offers limited water containment, increasing the risk of water escaping; a fixed or hinged screen would offer better protection. No extractor fan is fitted, and bathrooms are prone to condensation and mould without effective mechanical ventilation, so improved ventilation should be considered to help manage moisture levels.

2



Photo - 8 Bathroom fittings



Photo - 9 WC

E9 Other

We would recommend the installation of mains operated smoke and carbon monoxide detecting systems, if not already installed. We would always recommend that this sort of detection is kept up to date with current regulations.

2

Properties can suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

In addition to any other comments in the report regarding the possible presence of asbestos in certain locations, properties of this age and type are likely to contain other asbestos based materials in one form or another. It is outside the scope of this survey to provide an exhaustive list of possible locations. Many building components contain asbestos but these can be difficult to identify particularly if encapsulated, and its presence can only be confirmed by laboratory testing. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. There are significant health hazards associated within ingesting dust containing asbestos fibres. Once asbestos containing materials have been identified, care should be taken to avoid disturbance or damage to these areas. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. Such work must be undertaken by a licensed asbestos contractor and this can be very costly - you should budget accordingly. When instructing a specialist asbestos survey this should cover the entire property, and should not be limited to any possible locations mentioned in this report.

F

Services

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

Services

Limitations on the inspection

As with all properties, elements of the services are hidden by the fixtures and fittings. Some pipes and cables will be installed below flooring or wall finishes which will make it difficult to detect any potential leaks. Our comments are based on visual inspection only and no tests have been applied. We are not specialists in this field and would therefore recommend that you seek specialist advice from suitably qualified contractors where necessary. The details given are not to be construed as a full and complete assessment of any problems which may exist and should be regarded as being for general information purposes.

Where an element has been assigned Condition Rating 3, it is because we are not suitably qualified to comment on the operational condition of the installation.



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 and consumer unit both located in the entrance hall.

3

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. We are not aware of any current test certificate for the electrical installation. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the electrical installation.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Whilst the visible wiring appears satisfactory, if there is no record of an electrical test having been recently undertaken, it is recommended that the installation be tested by a competent electrician (NICEIC/ECA registered) prior to exchange of contracts to confirm its safe operation and so that you are aware of any likely future costs. All recommendations should be implemented. Thereafter, the installation should be re-tested as recommended by the electrician. However, we would strongly recommend an inspection of the electrical system on change of ownership regardless.

Any alterations that have been undertaken to the electrical installation within the property since 1st January 2005 must now follow certain Building Regulation principals (BS 7671), such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request

that your Legal Adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval. Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Consequently, we would always recommend a test by a competent qualified electrician prior to exchange.

The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.



Photo - 10 Meter and consumer unit

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 in the kitchen.

3

We have not arranged for a specialist test of the gas installation and are unable to comment upon it in detail. We are not aware of any current test certificate for the gas installation. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check the validity of any test certification for:

- the gas installation and appliances.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

The installation, including any gas appliances and flues, must be tested by a 'Gas Safe' registered contractor prior to exchange of contracts to confirm its safe operation and so that you are aware of any likely future costs. All recommendations should be implemented. Thereafter, the installation should be retested annually.

Any alterations that have been undertaken to the gas installation within the property should have been undertaken by a 'Gas Safe' registered contractor and this should be confirmed by your legal adviser prior to purchase where applicable. It is often impossible to tell from a visual inspection whether alterations have been carried out, therefore enquiries should be made.

F3 Water

Cold water is supplied from the mains via an external stopcock in the pavement and an internal stopcock in the cloakroom, and a meter is provided. The water tanks above the hot water cylinder and in the roof space could not be inspected. Although no major leaks were observed, the plumbing appears to be of considerable age, and it would be sensible to have a qualified plumber inspect the system before exchange, as partial re-plumbing may be recommended and increased repairs should be anticipated. The condition of the underground supply pipe cannot be confirmed, and leaks can remain hidden for some time. As with any stored water system, there is a potential risk of legionella, particularly if water has remained at low temperatures or the property has been vacant. Taps and showers used infrequently should be flushed periodically, tanks should have secure lids, and redundant pipework should be removed. If you have any concerns, a specialist legionella risk assessment is advisable.

2

F4 Heating

The property is heated by an old gas-fired boiler located in the kitchen, serving radiators throughout. The installation is clearly ageing and is likely to give rise to future problems, so you should instruct a Gas Safe registered heating engineer to carry out a full inspection and functional test of the system prior to exchange and to advise on any necessary repairs or replacement, particularly as no compliance certificate was available. We have not assessed whether the radiators are adequately sized for the accommodation, and the engineer should confirm this as part of their review.

3

This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the central heating system.



Photo - 11 Boiler

F5 Water heating

Hot water is provided by the boiler. There is a hot water cylinder located in the airing cupboard which is factory insulated. You should have this tested by a specialist prior to use.

3

As mentioned in Section F4 heating, we do not know of any current test certificate for the boiler or water heating system. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the hot water system.

If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Water cylinders and tanks should be properly supported on marine ply or similar. Chipboard and some other bases are viewed as a potential Health and Safety hazard.

F6 Drainage

The visible waste pipes are plastic, and the property is presumed to drain to the mains sewer, although your Legal Adviser should confirm the connection, advise on any shared or combined drains and check whether any sections are designated public sewers, as this may restrict future building works. Rainwater is assumed to discharge either to soakaways or the mains system, but this could not be confirmed and soakaways can silt up over time. The drainage system appears aged and may require upgrading or replacement, so obtaining specialist quotations before exchange is advisable. Even minor leaks can cause significant damage, and regular maintenance of gullies and pipework is essential. A CCTV drain survey is recommended given the age of the system and evidence of historic movement. The inspection chamber cover is also loose and poses a potential safety and maintenance risk.

3

This is a risk to the building and to people:

- drainage system.

F7 Common services

There are no common services apparent.



G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

Inspection of the grounds was limited to those areas within the property boundaries that were safely accessible at the time of the survey.



G1 Garage

The property does not have a garage.



G2 Permanent outbuildings and other structures

The attached rear outhouse is of basic construction, with areas formed in single-skin masonry that offer limited thermal performance and are more prone to dampness and deterioration. The structure requires general overhaul, including attention to the flat roof where ponding water was noted, as this increases the risk of leaks and further decay. Repairs or upgrading should be anticipated as part of future maintenance.

2

There are timber sheds in the garden, however these are considered to be temporary structures and therefore fall outside the scope of this survey.

G3 Other

The boundaries, retaining walls and hard-standing areas require some remedial work.

2

Vegetation requires careful management.

We have not carried out a specialist inspection for Japanese Knotweed, Himalayan Balsam or other invasive plants. Whilst no evidence of such plants was present at the time of inspection, we cannot rule out their presence. For example, it could be that the vendor has removed all visible signs prior to inspection. If you are concerned, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the Property Care Association (www.property-care.org/invasive-species) to confirm that it is not present. You should be aware that these plants can cause problems to buildings, and where identified, the value of the property is likely to be affected and mortgage lending is likely to be significantly limited and/or conditional until treatment, eradication and/or a suitable management plan together with a guarantee are provided.

We did not notice any significantly wet ground at the date of our inspection, however if wet ground conditions become evident in time, we would recommend an inspection by a specialist and that additional land drainage is provided as recommended. We cannot comment on the below-ground conditions within the confines of this report.

Some of the walls around the curtilage of the site are substantial retaining structures. Such walls do represent a major repair and financial liability and it is vital that they are inspected on a regular basis and maintained in good condition. Adequate drainage is required for retaining walls and

some improvement may be required in the future.



Photo - 12 Rear garden

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the conservatory extension.
- the cavity wall insulation.
- the removal/rearrangement of load-bearing masonry.
- the electrical installation.
- the gas installation and appliances.
- the central heating system.
- the hot water system.

They should also confirm that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- the conservatory extension.
- the cavity wall insulation.
- the removal/rearrangement of load-bearing masonry.
- the electrical installation.
- the gas installation and appliances.
- the central heating system.
- the hot water system.

These should be assigned to you as the new owner of the property. The extent of any work should also be confirmed.

H3 Other matters

Ask your legal adviser to:

- make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries.
- confirm the access road to the property is adopted.
- make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drainpipes are now designated as 'Public Sewers' under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.
- confirm suitable rights and provisions in place for any shared rainwater goods, and where downpipes from the subject property discharge onto a neighbouring property and vice versa.
- make further enquiries and advise you on the extent of any planning proposals or approved developments that may impact on the property and how this may affect you.
- make further enquiries and advise you on the extent of any proposed or approved developments to transport in the area that may impact on the property and how this may affect you.
- confirm that the property is freehold with absolute title and is free from any encumbrances.
- confirm that the property will be sold with full vacant possession and explain the implications if not.
- make enquiries as to any issues with neighbours past and present.
- confirm which parts of the property are party wall structures falling under the Party Wall Act and confirm that any qualifying repairs or alterations have followed the correct procedures. You should ask your legal adviser to explain the implications.
- make further enquiries and advise you on whether the owner of trees or vegetation in close proximity to the property will carry out the husbandry work required to reduce the risk of damage to the building.
- instruct a comprehensive environmental search to be carried out on the subject property, and advise you on the results and implications.
- confirm the details of the existing tenancy and advise you accordingly if the tenant is to remain in-situ.
- confirm the date of the conservatory extension.
- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.



Risks

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

Risks

I1 Risks to the building

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F4: Heating - no certificate.

F5: Water heating - no certificate.

F6: Drainage - drainage system.

I2 Risks to the grounds

Local environment - past mining area.

I3 Risks to people

F1: Electricity - no certificate.

F2: Gas/oil - no certificate.

F4: Heating - no certificate.

F5: Water heating - no certificate.

F6: Drainage - drainage system.

I4 Other risks or hazards

None.

J

Property valuation

Property valuation

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

In my opinion the market value on 3rd March 2026 as inspected was:

£ 160,000

One Hundred and Sixty Thousand Pounds

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

£ 275,000

Two Hundred and Seventy-Five Thousand Pounds

Tenure

Area of property (sq m)

Freehold.

Gross internal floor area 86 square metres.

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

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

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

Regarding legal matters, I have assumed that:

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

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

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

The property is valued on the basis of vacant possession.

All measurements have been taken as part of our inspection unless otherwise stated, and calculated in accordance with the RICS Professional Statement, RICS Property Measurement, 2nd Edition, February 2018 (effective 1st May 2018) using IPMS 2 – Residential.

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

Other considerations affecting value

We would confirm that we have not made any further assumptions other than those which have been fully referred to in our report.

We assume that the title contains no onerous restrictions or covenants.

As far as we are aware, there are no Planning proposals which adversely affect the property other than those noted in the main report.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

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

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0852011

Qualifications

MRICS

Company

Watsons Property Group Limited

Address

18 Meridian Way, Norwich, Norfolk, NR7 0TA

Phone number

01603 751577

Email

surveyadmin@watsons-property.co.uk

Website

www.watsons-property.co.uk

Property address

17 Springfield Crescent, Somercotes, ALFRETON, Derbyshire DE55 4LG

Client's name

N Rayson

Date the report was produced

5th March 2026

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

Signature

N Rayson

L

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.

M

Description of the RICS Home Survey - Level 2 (survey and valuation) service and terms of engagement

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

The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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 and valuation) 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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey and valuation) 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 and valuation) 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

The valuation

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

Market value

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

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

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

The surveyor assumes that:

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

Legal matters

The surveyor assumes that:

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

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

Reinstatement cost

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

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

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs)

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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.

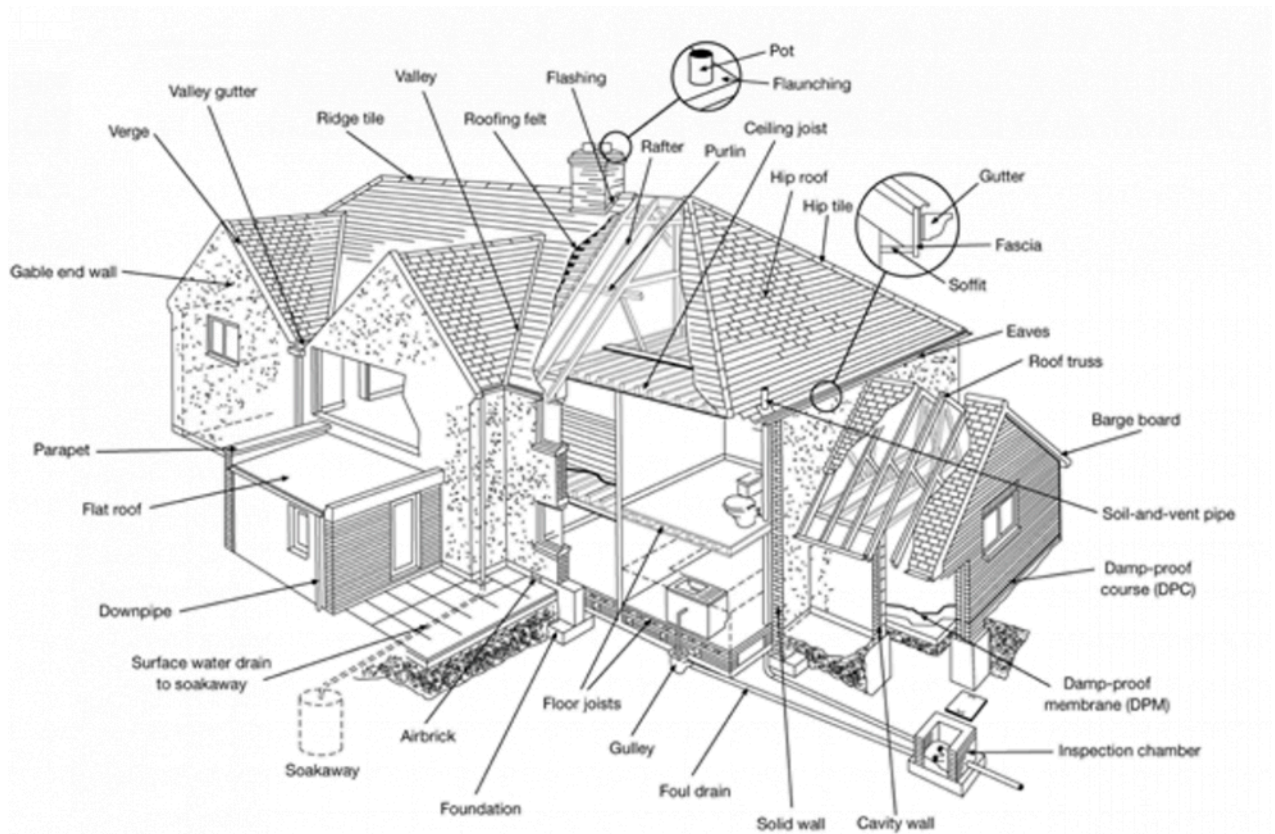
N

Typical house diagram

N

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.