

Condition



Property address

1 Smith Street
Ashford
Kent
TN21 5PJ

Client's name

Miss B Smith

Date of inspection

11th September 2015

Date report produced

11th September 2015

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Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

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A

Introduction to the report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- The construction and condition of the property on the date it was inspected;
- Any defects that need urgent attention or are serious;
- Things that need further investigation to prevent serious damage to the fabric of the building; and
- Defects or issues which may be hazardous to safety and where further enquiries are needed.

Any extra services we provide are not covered by these terms and conditions and must be covered by a separate contract.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS Condition Service' at the back of this report.

B

About the inspection

Surveyor's name

Mr David Harding BSc MRICS

Surveyor's RICS number

0078775

Company name

Harding Bond Property Consultants Limited

Date of the inspection

11th September 2015

Report reference number

1152DH

Related party disclosure

No conflicts of interest, standard conditions apply.

Full address and postcode of the property

1 Smith Street, Ashford, Kent, TN20 5PJ

Weather conditions when the inspection took place

Blue skies, temperatures approximately 19°C preceded by generally dry weather.

The status of the property when the inspection took place

Unoccupied, unfurnished, floor coverings remain.

B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We inspect the roof space from the access hatch but we do not go into the roof space itself. We also inspect those parts of the electricity, gas/oil, water heating and other services that can be seen, but we do not test them. We do not lift the covers to the inspection chambers of the underground drainage system.

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 E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
	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.
	No repair is currently needed. The property must be maintained in the normal way.
	Not inspected (see 'Important note' below).

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. 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 do not lift the covers to the inspection chambers of the underground drainage system.

We inspect the inside of the roof structure from the access hatch of the roof space if it is safe to do so (although we do not go into the roof space, move or lift insulation material, stored goods or other contents). We examine floor surfaces (although we do not move or lift furniture, floor coverings or other contents). Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected. We are not able to assess the condition of the inside of any chimney, boiler or other flues.

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 repairs should be carried out.



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

C

Summary of the condition ratings

This section summarises the condition ratings of the different elements of the property.

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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

	Section of the report	Element number	Element name
3	E: Outside the property F: Inside the property G; Services H: Grounds (part)	E3	Rainwater pipes and gutters,
2	E: Outside the property F; Inside the property G: Services H: Grounds (part)	E2 F1 F2 F3 F4 F6 F8 G4 H3	Roof coverings Roof structure Ceilings Walls and partitions Floors Built-in fittings Bathroom fittings Heating General
1	E: Outside the property F; Inside the property G: Services	E1 E5 E6 E7 E8 F5 F7	Chimney stacks Windows Outside doors Conservatory and porches Other joinery and finishes Fireplaces, chimney breasts and flues Woodwork

	H: Grounds (part)	G1 G2 G3 G5 G6	Electricity Gas/oil Water Water heating Drainage
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D

About the property

Type of property

Two storey semi-detached house.

Approximate year the property was built

1960's

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1				1				
First		2	1						
Second									
Third									
Other									
Roof space									

Construction

Conventional brick and block cavity walls finished on the upper parts to the front and rear with vertical tile hanging.

Walls support a conventional softwood truss rafter roof system with underfelt and concrete interlocking tile roof coverings.

Gutters are pre-cast concrete sectional units.

Windows and doors are replacement u.p.v.c. double glazed with locking mechanisms.

Ground floor is solid concrete with first floor being suspended timber finished with floorboards.

Internal partitions are blockwork finished with plaster and ceilings are plasterboard.

Brick elevations have injected cavity insulation.

Single storey brick shed with single glazed metal framed windows, timber joinery and corrugated asbestos cement roof sheet.

Section between brick shed and house infilled with polycarbonate translucent roof sheet to a timber frame with timber door front and rear.

D

About the property (continued)

Energy

We have not prepared the Energy performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy efficiency rating

D

Environmental impact rating

E

Mains services

The marked boxes show that the mains services are present

Y	Gas
Y	Electricity
Y	Water
Y	Drainage

Central Heating

Y	Gas
	Electric
	Solid Fuel
	Oil
	None

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

None

Grounds

Conventional front and rear garden with parking space to rear off unadopted road.

E

Outside the property

Limitations to inspection

Standard conditions apply.



E1 Chimney stacks

Single chimney stack of brick takes boiler flue in serviceable order.

1

E2 Roof coverings

Concrete interlocking tiles laid to an adequate fall to encourage the discharge of water to the gutters. Over time the roof timbers have shrunk and settled creating a slight gap between the chimney stack flashings and the tiles. Currently there is no evidence of water ingress through this gap, but as a precaution, fix down the flashings.

2

E3 Rainwater pipes and gutters

Concrete pre-cast units discharge the rainwater to the plastic rainwater pipes on the neighbour's property. This type of guttering is notorious for leaks and there does appear some form of lining judging by the metal edge trim that is visible from ground level. As usual with this type of guttering, there is thermal movement which results in cracking of the plaster on the inside face of the bedrooms and bathroom, in places wind blown rain has come through causing slight staining to the decorations.

3

Check and ensure the condition of the linings is satisfactory and repoint with appropriate flexible mastic at the junction between gutter and tile hung wall finish. Re-fitting missing tile hanging where appropriate.

E4
Main walls

<p>Brickwork laid in conventional cavity construction with insulation to the cavities. Pointing in satisfactory condition apart from where it joins with the underside of the gable end to the roof where the mortar is perishing and needs repointing.</p> <p>Front and rear first floor elevations finished with tile hanging, some of which is missing on the rear and needs to be re-fixed.</p> <p>Horizontal damp proof course seen to be continuous and effective, however it is located just 75mm above the hard paving and ideally should be 150mm. Lowering of the brick paviors would be expensive.</p>	
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E5
Windows

<p>Replacement u.p.v.c. double glazed windows. Kite marks on glass indicating it is toughened or laminated where appropriate. In serviceable order.</p>	
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E6
Outside doors (including patio doors)

<p>Replacement u.p.v.c. doors in serviceable order.</p>	
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E7
Conservatory and porches

<p>Brick shed suffers from decay of one of the outer doors causing the brickwork above to drop. Brick wall will need re-building. Concrete copings to parapet walls have open joints which allows walls to become wet, new copings will need to be re-bedded and we recommend the replacement of the corrugated asbestos cement sheet roof.</p>	
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E8
Other joinery and finishes

<p>None.</p>	
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E9
Other

Simple lean-to structure between house and brick shed, basic but serviceable.

1

F

Inside the property

Limitations to inspection

Standard condition apply.



F1 Roof structure

Timber truss roof structure typical of its age with only minimal timber sizes used so the weight of the tiles causes some slight settlement of the timber causing a dipping of the tile covering. However it remains in serviceable order with all tiles in place. Sand cement pointing at gable end requires renewal.

2

F2 Ceilings

Plasterboard ceilings with taped joints and to hide the tape they have applied a textured paint system, some slight cracking along tape lines but otherwise in serviceable order. The textured finish appears quite fresh, but if it was installed pre 1980's then it may contain fine asbestos fibres, however there are now simple over-skim schemes that will not disturb the textured finish and leave you with a smooth ceiling.

2

F3 Walls and partitions

Internal walls and partitions are in fair order. Some horizontal cracking noticeable on the first floor rear rooms due to thermal movement of the pre-cast concrete gutters, plaster will need repair prior to redecorating.

2

F4 Floors

Concrete ground floor finished with coloured thermoplastic tiles. It is probable that the tiles contain a minor quantity of asbestos fibres so care needs to be taken when working on these or removing them. Elsewhere timber floors are without undue

2

springiness.	
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F5
Fireplaces, Chimney breasts and flues

Single chimney breast serving gas fire with back boiler located in lounge appears in serviceable order with air vent in outer wall.	
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F6
Built-in fittings (built in kitchen and other fittings, not including appliances)

Basic and would benefit from renewal.	
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F7
Woodwork (for example, staircase and joinery)

Timber staircase with handrail to the side remains serviceable.	
---	---

F8
Bathroom fittings

Basic, in need of a clean.	
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F9
Other

None.	
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G

Services

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

Limitations to inspection

Standard conditions apply.



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.

G1

Electricity

Mains electricity available with modern replacement consumer panel in cupboard under stairs.

1

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

G2

Gas/oil

Mains gas available with meter located in cupboard under stairs.

1

G3
Water

Mains water available with mains water coming in beside the kitchen door, appears to have been renewed and stop cock located under work top. Mains water turned off at the time of our inspection but water did appear from the first floor taps which leads up to conclude they are on the cold water storage tank circuit rather than the mains.

1

G4
Heating

Back boiler of some age, ensure up to date service documents are available and if not, arrange for an engineer to inspect and report. This serves hot water to the radiators located around the property which are provided with thermostatic valves.

2

G5
Water heating

Factory insulated copper cylinder in airing cupboard to bathroom without immersion heater thereby assume that hot water is provided via the back boiler.

1

The covers to the inspection chambers of the underground drains are not lifted.

G6
Drainage

Foul water discharges to an inspection chamber on the rear of the property where it then goes across to the neighbour's drain system prior to connecting with the sewer.

1

G7
Common Services

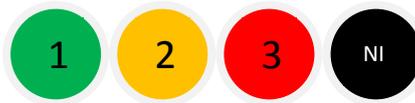
None.

H

Grounds (including shared areas for flats)

Limitations to inspection

Standard conditions apply.



H1
Garage

None to this property.

H2
Other

None.

H3
General

Simple timber fencing to the front enclosed garden runs down the side boundaries where there is a mix of concrete post and panel fencing, ledging and wire fence, the latter beginning to rust.

2

Issues for your legal advisers

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

I1
Regulations

None.

I2
Guarantees

None.

I3
Other matters

Check any liability towards maintenance of the unadopted drive to the left hand side of the property serving the car parking area to the rear of this property's garden and the neighbour's along with a block of garages.

J

Risks

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

J1

Risks to the building

Structural Movement

None anticipated.

Dampness

None at present.

Timber defects

None at present.

J2

Risks to the grounds

Contamination

Considered unlikely.

Flooding

Considered unlikely.

J3

Risks to the people

Asbestos

Corrugated asbestos roof sheet to brick built shed, possible fine asbestos fibres within coloured thermoplastic tile covering to concrete floors.
Possible asbestos fibres within textured paint system to ceilings.

Health and Safety

None other than the asbestos question.

J4

Other

None.



Surveyor's declaration

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

Signature

Surveyors RICS number

Qualifications

Company

Address

Phone number

Email

Website

RICS Disclaimers

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

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

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

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

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

Description of the RICS Condition Report Service

The Service

The RICS Condition Report Service includes:

- An inspection of the property (see “The Inspection”); and
- A report based on the inspection (see “The report”)

The surveyor who provides the RICS Condition Report Service aims to tell you about:

- The construction and condition of the property on the date it was inspected;
- Any defects that need urgent attention or are serious;
- Things that need further investigation to prevent serious damage to the fabric of the building; and
- Defects or issues that may be hazardous to safety.

The Inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of this inspection when standing at ground level from public property next door where accessible.

The surveyor may use equipment such as a damp meter, binoculars and a torch, and may use a ladder for flat roofs and for hatches no more than 3 metres above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor may inspect the roof space from the access hatch but will not go into the roof space itself. Cellars are inspected if they are reasonably accessible, but under-floor voids are not inspected.

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. Inspection chamber covers to the underground drainage system are not lifted.

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.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces from the access hatch only if they are accessible from within the property and it is safe to do so. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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, he or she should recommend a further investigation.

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

materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the *Control of Asbestos Regulations 2006*. With flats, the surveyor assumes that there is a “dutyholder” (as defined in the regulation), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the information in the report, you do this at your own risk. The report provides you with an objective assessment on the general condition of the main elements of a property. This is expressed in terms of condition ratings.

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

- A Introduction to the report.
- B About the inspection.
- C Summary of the condition ratings.
- D About the property.
- E Outside the property.
- F Inside the property.
- G Services.
- H Grounds (including shared areas for flats).
- I Issues for your legal advisors.
- J Risks.
- K Surveyor’s declaration.

Description of the RICS Condition Report Service Typical house diagram.

Condition ratings

The surveyor gives condition ratings to the “elements” of the main building, garage and some outside elements. The condition ratings are described as follows.

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

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

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

NI – not inspected.

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

The surveyor only outlines the justification for the condition rating and does not include any advice. The surveyor also does not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Condition Report Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and so cannot comment on their accuracy.

Description (continued)

Issues for legal advisors

The surveyor does not act as “the legal adviser” and does not comment on any legal documents. If, during the inspection, the surveyor identifies any issues that legal advisers may need to investigate further, these will be listed and explained in section I of the report (for example, check whether there is a warranty covering replacement windows). You should show your legal adviser section I of this report.

Risks

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

Note: The RICS Condition Report Service does not include an opinion on either the Market Value of the property or the reinstatement cost.

Standard terms of engagement

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

- Costing of repairs;
- Schedules of works;
- Supervision of works;
- Re-inspection;
- Detailed specific issue reports; and
- Market valuation and reinstatement cost.

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

3 Before the inspection – you tell the surveyor if you have any particular concerns about the property.

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

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor’s office at any time before the day of inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) He or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) It would be in your best interests to have an RICS HomeBuyer Report or a building survey, rather than the RICS Condition Report Service.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

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

Complaints handling procedure

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

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