



LEVEL 2

Your survey report

Property address

84 Airedale Road, Sheffield, South Yorkshire,
United Kingdom, S6 4AW

Client's name

Anthony Lear Alpha

Inspection date

15/06/2022

Surveyor's RICS number

0856163

2

Contents

A About the inspection and report	3
B Overall opinion	7
C About the property	11
D Outside the property	16
E Inside the property	26
F Services	36
G Grounds	39
H Issues for your legal advisers	43
I Risks	46
J Surveyor's declaration	48
K What to do now	50
L Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement	53
M Typical House Diagram	57



A

About the inspection and report

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

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** received on the

9th Jun 2022

 for a full list of exclusions.



About the inspection

Surveyor's name

James Wragg

Surveyor's RICS number

0856163

Company name

Yorkshire Building Consultants

Date of the inspection

15th Jun 2022

Report reference

84 Airedale Road, Sheffield, S6 4AW

Related party disclosure

We have no professional links with either the purchaser or the vendor therefore do not know of any conflicts of interest in relation to the property.

Full address and postcode of the property

84 Airedale Road
Sheffield
South Yorkshire
United Kingdom
S6 4AW

Weather conditions when the inspection took place

The weather at the time of the survey was dry and overcast following a period of similar weather conditions.

Status of the property when the inspection took place

The property was occupied by the vendor, it was fully furnished with floors mostly covered throughout.

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

B

Condition ratings

Overall opinion of property

The property was found to be in good and substantial structural condition, free from major cracking, distress or movement however, the property does need some general repairs and or maintenance to bring it back into acceptable standard of condition. The main points are as follows:

- The lead to the front bay window requires some repairs.
- The left hand boundary wall is bowed.
- The front gates and railings require maintenance and repairs.
- The roof coverings and lead flashings/gutters require some repairs and general maintenance.
- The roof covering to the rear dormer is poorly fitted and requires replacement.
- The pointing around the top of the chimney and its flaunching's need replacement.
- The property shows some signs of rising dampness.
- There are signs of beetle/woodworm infestation to the ground floor timbers.
- The fences to the rear garden require repairs.
- You should have the electrical system tested.
- You should have the gas and central heating boiler GAS SAFE certified.
- The disused chimney flues should have vents added.
- The internal plaster requires some making good following electrical alterations.
- Some of the internal plaster is loose in areas.
- Some of the first floor floorboards require re-fixing.
- The rear voids would benefit from the addition of extra thermal insulation.
- It is likely that the attic bedroom will require some repairs and upgrade if it is to be used as a functioning, well insulated bedroom or habitable space.

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
1	Electrical fixed wire test.	

2	GAS SAFE test.	
3	Any documentation relating to the cavity wall insulation to gable wall.	
4	FENSA certificate or Building Regulation for the replacement window and doors.	



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	Comments (if applicable)
D1	Chimney stacks	Replace flaunching and repoint stacks in places.
D2	Roof coverings	Price roof repairs against a new roof.
D5	Windows	Request FENSA certificates or Building Regulation Approval for new windows.
D6	Outside doors	Request FENSA certificate or Building Regulation certificates.
D9	Other outside the property	Repair/remove rising dampness.
E1	Roof structure	Torching in poor condition, undertake roofing repairs urgently.
E3	Walls and partitions	Budget for general plaster repairs.
E4	Floors	Treat woodworm and re-fix floorboards.
F1	Electricity	Have the electrical system fix wire tested.
F2	Gas/oil	Have system GAS SAFE tested.
F4	Heating	Request testing certificates and have boiler GAS SAFE certified.
F5	Water Heating	Have GAS SAFE tested
G3	Other grounds	Various repairs required, legal adviser to advise on liability.

B

Condition ratings

2

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	Comments (if applicable)
D3	Rainwater pipes and gutters	Consider fitting eaves trays to front elevation.
D4	Main walls	Rake out and repoint areas.

1

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	Comments (if applicable)
E8	Bathroom fittings	
F3	Water	
F6	Drainage	

NI

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
D8	Other joinery and finishes
E2	Ceilings
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings
E7	Woodwork
E9	Other inside the property

G1	Garage
----	--------



Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D7	Conservatory and porches
F7	Common Services
G2	Permanent buildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a semi-detached stone fronted residential dwelling with accommodation on ground, first and second floors.

Approximate year the property was built

1890-1910.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

- ~ Masonry external walls with sand stone frontage.
- ~ Suspended timber ground, first and second floors.
- ~ uPVC double glazed doors and windows.
- ~ Traditional pitched slate covered roof.
- ~ Masonry chimneys.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	2				1			
First		2	1					
Second		1						
Third								
Other								
Roof Space								



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

D

Issues relating to the energy efficiency rating

None.

Main services

A marked box shows that the relevant mains service is present.



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

None.

Other energy matters

None.



Location and facilities

Grounds

The property is located on a small rectangular plot which appears reasonably elevated in relation to surrounding ground levels.

Location

The property is located in an established residential area approximately 3 miles North/West of Sheffield city centre.

Facilities

The property is located close to a number of facilities included pubs, shops, public transports, parks, medical services and churches within 1 mile.

Local environment

The property is located in an area at low risk of flooding according to the Environment Agency flood maps.

The property is in an area likely to have higher than advisable levels of Radon gas, your legal advisor should provide further information on this matter.

D

Outside the property

D

Outside the property

Limitations on the inspection

The roof surfaces were viewed through binoculars and photographic equipment from ground and floor levels, however the roofs, external areas, outside masonry and the grounds generally are believed to be outside the demise of this property.

Chimneys and roofs are mostly inspected from the ground with the use of high level photographic equipment, this is not always possible due to high winds or excessive rain, if they have not been inspected in this manner our surveyors will specifically note this in their reports.

D1 Chimney stacks

3

The property has two chimney stacks, the front being built from natural sandstone, the rear being from brickwork with sand cement flaunchings and lead flashings at their base.

The chimneys appeared to be in reasonable, free from structural movement or leaning and relatively stable.

The condition of the sand cement flaunching around the top of the stacks however are slightly deteriorated, cracked and loose in areas. They would benefit from replacement of the flaunching.

The pointing around the masonry at the top of the stack is also slightly defective in areas and would benefit from raking out and repointing in areas.

Action: Budget for raking out and repointing stacks and replacement of the flaunching.



Cracked flaunching around chimney terminals



Cracked flaunching' around terminals and pointing

D2 Roof coverings

3

The property has pitched roofs with a natural slate covering to all areas. The abutments and valleys are lined with lead.

The condition of the roofs is generally deteriorated in numerous areas with the rear elevation being slightly worse than the front. There are numerous slipped, broken and missing slates. The lead linings to the valley abutments is deteriorated and has been sealed with bitumen in places indicating past leaks. The roofs require a thorough overhaul, replacing all broken and missing slates, removal and replacement of the lead lining to the valley and checking and numerous repairs throughout.

We would advise having the repairs to the roofs quoted against that of stripping the roofs and replacement with a new roof covering of a similar quality then a comparable decision can be made with all the costs to hand.

Action; Have a roofing contractor price for the repairs against that of a new roof.



lead flashing loose to bay top



loose slates to roof



Valley gutter patch painted



loose and damaged slates



Dormer top covering is untidy and poorly fitted

D3 Rainwater pipes and gutters

2

To the front of the property the rainwater goods are provided by seamless aluminium gutters supported on the painted timber gutter support blocks. To the rear the gutters are provided by plastic gutters and rainwater pipes.

To the front elevation it is obvious that the roofs do not benefit from eave trays to direct any rainwater into the centre of the gutter, this could be causing water to run down the front face of the brickwork/stonework causing possible future damage to the masonry. The condition of the gutters is mostly acceptable and no major issues were indicated during our survey.

Action: Consider fitting eaves trays to the front elevation to direct the water into the centre of the gutter, however this can be relatively difficult with the existing roof coverings in place and maybe something to consider with the benefits of a new roof covering.



Slates short of gutter, fix eaves tray

D4 Main walls

2

The walls to the property are formed by masonry with stone external skin to the front elevation, the side and rear elevations are formed by brickwork inner and outer skins with the side gable elevation believed to be a cavity that has been injected with cavity insulation in the past.

The condition of the external walls was found to be structurally acceptable with no major cracking, distress or movement noted during the survey however there are various areas of defective pointing especially to the brickwork side elevation that would benefit from raking out and repointing in the future.

Action: Consider raking out and repointing various areas of brickwork in the future.



Areas of repointed needed in future

D5 Windows

3

The windows are believed to have been replaced and consist of uPVC double glazed window units with casement openers.

The condition of the windows was found to be reasonable and free from major defects or damage. The units are replaced and should benefit from a FENSA certificate or Building Regulation Approval.

Action: Request FENSA certificates or Building Regulation Approval for new windows.

D6 Outside doors (including patio doors)

3

The outside doors are formed by insulated uPVC double-glazed doors, these were found to be in reasonable condition and free from major damage or defects. These would also have needed a FENSA certificate or Building Regulation Approval when installed.

Action: Request FENSA certificate or Building Regulation certificates.

D7 Conservatory and porches

NA

Not applicable.

D8 Other joinery and finishes

NI

The property has painted timber surrounds to the front bay window and painted timber gutter support blocks.

The external timbers are showing signs of deterioration and areas of wet rot and various repairs will be required to the bay window top and the gutter support blocks along with thorough preparation and redecoration of all external timbers.

Action: undertake timber repairs and redecorate all external timbers.



This property seems to benefit from the installation of a slate damp proof course where slate was built into the external walls to prevent the vertical passage of moisture from the ground. Such DPC's often fail due to the brittle nature of slate and this can result in rising dampness and internal dampness to the external walls.

A Protometer was used to test all the internal walls and various areas of dampness can be seen to the internal plasterwork especially to the side elevation wall. We would advise having a damp and timber specialist quote for the necessary works to remove any internal dampness. This can be done by a chemical injected DPC or more traditional methods of raking and repointing of the mortar with breathable lime mortar and re-plastering internally with renovating lime plaster.

The gable wall seems to have had cavity wall insulation injected, you should ask for proof this was undertaken by a competent contractor

Action; Have a damp and timber specialist quote for the necessary works to remove the rising dampness. Request paperwork for cavity wall injection.

E

Inside the property

Inside the property

Limitations on the inspection

It should be noted that there are practical limitations on the inspection of floors, whether bare or covered by fitted coverings and furniture. Where it is possible to raise floorboards/coverings, this can only be done on a random basis, and inevitably there are areas which cannot be seen.

Floorboards/covering have not been lifted where this could cause damage or where the Vendor's permission has not been given. In cases where floorboards could not be lifted only a general comment can be made, and complete assurance cannot be given that there are no concealed defects.

Fitted coverings and furniture inevitably restrict the detail of inspection. Comments are therefore based on selected areas where the edges of carpets could be turned back, with the Vendor's permission, to give an indication of the method of construction used and its condition.

The risk must be accepted that concealed defects may exist beneath the floor coverings which were not removed.

Ceilings were inspected from ground/floor level and small sections of insulation within the roof space where possible.

E1 Roof structure

3

The property is constructed with a traditional pitched roof with softwood timber purlins and evenly spaced rafters supporting the roof coverings supporting batons with a torching pointing to the underside of the slate coverings.

The roof structure itself appears to be in reasonable order with no significant signs of infestation or wood boring beetle were noted. The torching however is crumbling and deteriorating to various areas and this can result in rain penetration especially when the roof coverings are in poor condition as they are here. We would advise keeping the roof covering in the best condition possible to prevent any water ingress to the building.

The roof space would also benefit from the addition of additional insulation to bring it closer to expected levels of thermal insulated roofs. also note that the room in the attic is unlikely to be insulated to the sloping rafters and is likely to be hot in the summer and cold in the winter.

Action: Budget for the repairs to the roof coverings to prevent water ingress. Consider improving the thermal insulation of the roof and eaves voids.



Torching loose to underside of slates

E2 Ceilings

(NI)

The ceilings to the property appear to be largely replaced although some of the older lath and plaster ceilings may be in place to some areas. The ceiling finishes mostly appear to be plasterboard with a skim plaster finish.

Ceilings were mostly found to be in good condition, free from any major looseness, cracking or deflection.

Action: None.

The external walls to the property have been finished internally with a mixture of plaster and plasterboard (presumably on dot and dab adhesive) the partitions are formed from a mixture of studwork with plasterboard finishes and plastered solid masonry internal walls.

The finishes to the internal walls appeared to be in need of some repairs especially where the vendor appears to have had electrical re-wiring undertaken and the plasterwork still requires making good. There are also some areas of loose and hollow plaster when tested therefore budget for general plaster repairs especially if internal refurbishments are planned.

Action; Budget for plaster repairs to areas of electrical wiring but also areas of loose plaster to other areas.



Plaster repairs required



Some areas of loose plaster

E4 Floors

3

The floors to the property are formed by suspended timber to ground, first and second floor levels, these appeared to be reasonably strong and capable of withstanding domestic loads, there are a small number of loose and creaking floorboards in various areas especially to the first floor that will require re-fixing when carpets are lifted.

From inspection of the ground floor structure from within the basement signs of wood boring beetle can be seen which will require treatment.

Action: Budget for treating the ground floors and re-fixing the loose floorboards.



Signs of woodworm



Signs of woodworm



Loose floorboards

E5 Fireplaces, chimney breasts and flues

(NI)

The property is constructed with two chimney breasts in the kitchen, dining room and rooms above. These are constructed from solid masonry and are currently disused and capped off.

The condition of the chimneys is reasonable, they appear to be structurally sound with no major defects. As they are disused we would advise having a vent fitted at low level to prevent condensation.

Dampness was also noted to the base of the dining room chimney, this can be due to salt contamination from the previous use as a solid fuel fire and should be addressed by the damp and timber contractor at the same time as the ground floor walls.

Action: Consider installing vents, damp and timber contractor to price for removal/treatment of dampness.



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

(NI)

The kitchen is fitted with a range of modular kitchen fittings with a preformed laminate worktop. There appears to be a suitable amount of storage provided by the kitchen base and wall units and they appear to be in reasonable condition, free from major damage or defects.

Action: None.

E7 Woodwork (for example, staircase joinery)

(NI)

The doors to the property are formed by hollow core internal doors, painted timber skirtings and architraves and painted timber door surrounds and frames.

Whilst in reasonable order some general maintenance and tidying of the internal woodwork appears to be necessary especially if the property is to be refurbished.

The doors have been replaced with hollow core internal grade doors but as the property is a three storey residential dwelling the minimum standard of doors to give suitable protection for escape through the building would be a 20 minute solid door, we do not consider that the existing doors are suitable and we would advise having them replaced with more substantial doors and ironmongery.

Action: Budget for some general repairs to the woodwork, consider replacing the doors with minimum 20 minute fire doors to the escape stairs and corridor.

E8 Bathroom fittings

1

Bathroom fittings can be found to the first floor family bathroom, these comprise close coupled WC, plastic bath with plastic side panels, pedestal mounted wash hand basin, tiling to the perimeter of the bath, mixer shower and shower curtain to the showering area.

The bathroom fittings although are of fairly basic quality appear to be in reasonable condition and functioning correctly at the time of the survey.

Action: None.

E9 Other

(NI)

The staircase is of a traditional construction with softwood timber treads, risers, handrails and stringer, this appeared to be in reasonable condition and free from major defects.

Action: None.

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.

F

Services

Limitations on the inspection

The inspection of the services including the gas, water and electric where restricted to a visual inspection of the accessible parts of the installation and not detailed testing was undertaken by the Surveyor.

The access chambers to the property were not lifted as part of this survey.

F1 Electricity

Safety warning: Electrical Safety First 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 Electrical Safety First.

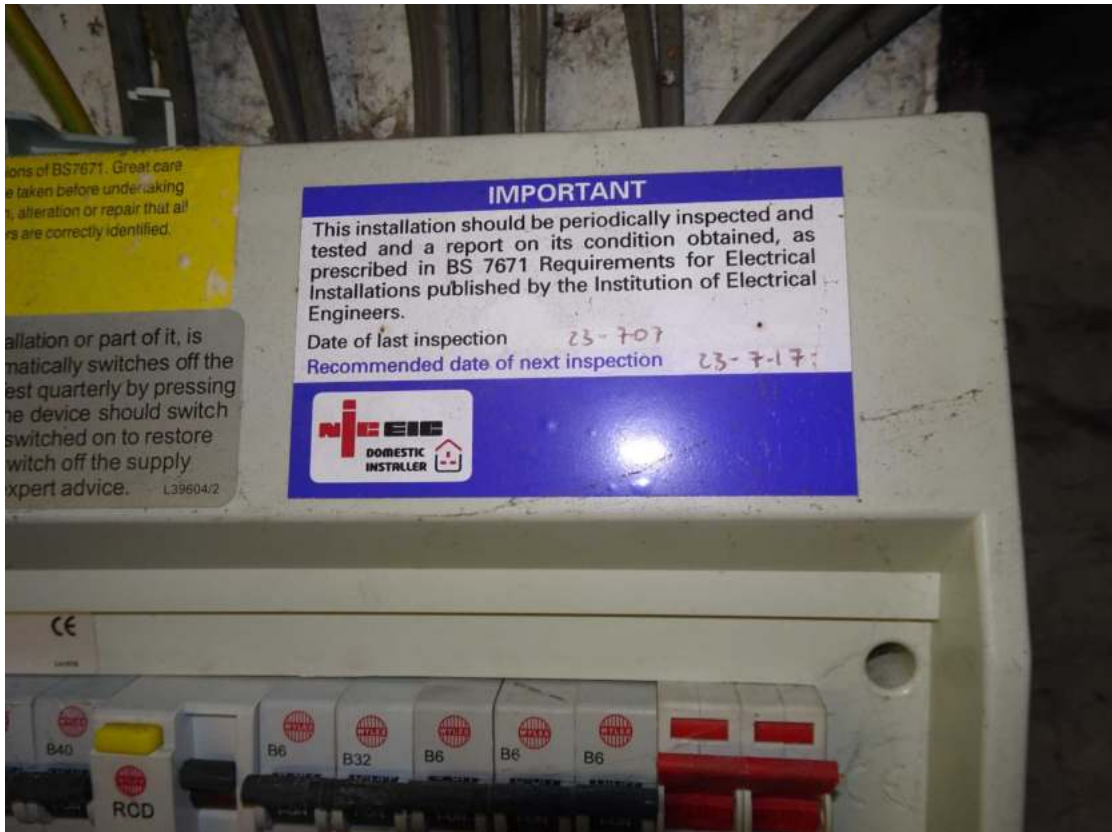
3

The electrical distribution board is a fairly modern plastic board with RCD and MCCB trip protection to the circuits. The electrical wiring throughout the property is plastic insulated copper.

Whilst in reasonable order the electrical system appears to require testing, we would advise having this tested prior to occupation.

Action: Have the electrical system fix wire tested.





F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be 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.

3

The property is connected to the mains gas supply with the meter located in the basement. The internal gas supply appears to be from plastic.

The gas installation appears to be in reasonable condition however we would advise having this GAS SAFE tested prior to occupation.

Action: Have gas installation tested by Gas Safe engineer

F3 Water

1

The property is connected to the mains water supply with the internal stop tap located below the kitchen sink. The external stop cap is located in the council footway, we were not able to comment on the incoming supply material as it was not visible.

The water pipework and installation appeared to be free from any major leaks at the time of the survey however the inspection was limited to the pipes visible which were fairly minimal.

Action: None.

F4 Heating

3

The heating is provided by the gas fired wall mounted combination boiler located in the bedroom cupboard. The boiler appears to be in reasonable condition, relatively new and free from any major corrosion, defects or damage. You should request from the vendor Building Regulation certificates for its installation and any GAS SAFE certificates to show it is working correctly, they should also supply any servicing certificates for the appliance since it was installed.

The boiler is connected to wet waterfalls radiators around the property by 15mm copper pipework, these appeared in good condition and free from any major corrosion.

Action: Request testing certificates and have boiler GAS SAFE certified.

F5 Water Heating

3

The water heating is provided by the central heating combination boiler and supplies water on demand to the taps and outlets around the property. This is connected to the taps via 15mm copper pipework that appears to be both copper and plastic in places. The installation appeared to be in reasonable order and free from any major leaks or damage at the time of the survey.

Action: None, have GAS SAFE tested as above.

F6 Drainage

1

The property is believed to be connected to the mains drainage system with inspection chambers in the grounds of the property. These are believed to run towards the front main road and connect to the adopted local authority sewer in the highway.

Although a detailed inspection of the below ground drainage system is outside the scope of this survey, the drains appeared to be freely running and clear from any major blockages at the time of our inspection.

Action: None.

F7 Common Services

NA

Not applicable.

G

**Grounds
(including shared areas for flats)**

G

Grounds (including shared areas for flats)

Limitations on the inspection

The property (including grounds) was inspected from within the boundaries of the surveyed property only, no access was available to the adjacent grounds unless visible from a public highway, footway or public land.

Our inspections are made from ground level only and without the benefit of detailed information on the boundaries, ownerships, rights of way (unless obvious) or any legal wayleaves etc.

G1 Garage

(NI)

The property does have a garage but this is of a temporary construction from timber or metal frame and is therefore outside the scope of this survey.

G2 Permanent outbuildings and other structures

(NA)

Not applicable.

G3 Other

3

To the side of the property is a tarmac paved driveway and hardstanding area, this appeared to be in reasonable order, the top wearing course is slightly worn and may require renewal in the future.

The left hand side boundary is a brick built boundary retaining wall, this is distorted and bowing in places and may require repairs and rebuilding in the future. You should carefully check as to the liability for maintaining this wall as some repairs are very likely to be necessary in the coming years .

To the front boundary is a stone wall with painted railings and metal painted gates. The wall appeared to be in reasonable condition although some minor repointing may be required in the future, the railings require some general repairs and painting more urgently.

To the rear boundaries there are timber fences, these are in fairly poor condition and require various repairs and possible renewal, your legal adviser should carefully advise you on the repairing liabilities for the various boundaries.

Action: Check boundary liabilities, repair to the fences, repair to the gates and railings and check repairing liability for left hand wall.





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

- FENSA certificates or Building Regulation Approval required for windows and doors.

H2 Guarantees

- Check if windows and doors have any guarantees.
- Check if cavity wall insulation has any guarantees.

H3 Other matters

- You should carefully check the repairing liabilities for the left hand boundary as repairs will be required to the brickwork retaining wall.



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 not be reasonably changeable.



Risks

I1 Risks to the building

- The roof requires urgent repairs.
- Timber ground floors have woodworm infestation.
- Dampness to the ground floor walls.

I2 Risks to the grounds

- The left hand boundary wall is leaning slightly and will require repairs.

I3 Risks to people

- The boundary wall to the left hand side could become unstable in the future.

I4 Other risks or hazards

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0856163

Phone number

+447966066699

Company

Yorkshire Building Consultants

Surveyor's address

Stags Lodge

Year	Establishment	Qualification
1999	Sheffield Hallam University	BSc (Hons) Building Surveying
2005	RICS	Chartered Surveyor

Email

james@yorkshiresurveys.com

Website

www.yorkshiresurveys.com


Property address84 Airedale Road
Sheffield
South Yorkshire
United Kingdom
S6 4AW**Client's name**

Anthony Lear Alpha

Date this report was produced

23rd Jun 2022

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

A rectangular box containing a handwritten signature in black ink. The signature is cursive and appears to read 'J. W. Smith'.

K

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



L

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



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

The service

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

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

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

- make an informed decision on whether to go ahead with buying the property
- take account of 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, 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 Walls Systems are not inspected. If the surveyor has specific concerns about these items, further investigations will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 only) 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 investigations should be made.

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

Condition rating 3 - Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

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

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

NI - Elements not inspected.

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

Energy

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

Issues for legal advisors

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

Standard terms of engagement

1 The service - the surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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

3 Before the inspection - Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment - You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract - You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015 in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

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

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

This report is for use in the UK.

Complaints handling procedure

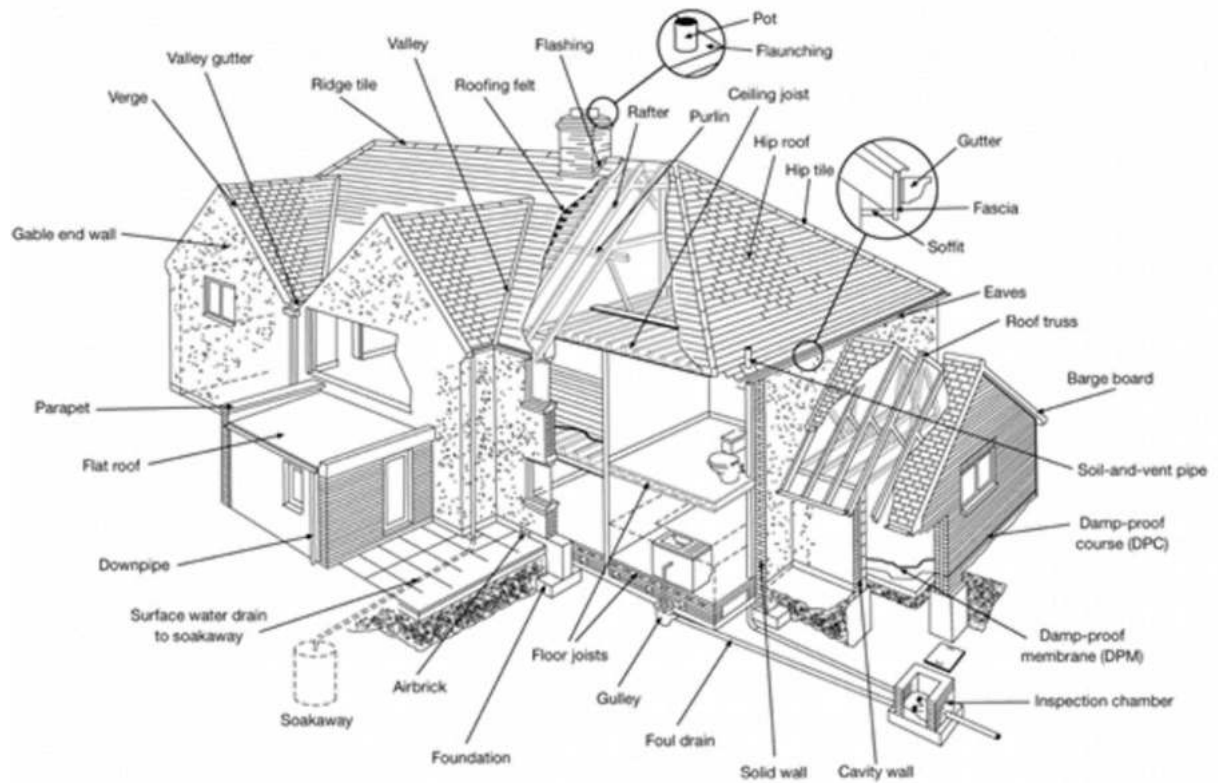
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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

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

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

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

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