



LEVEL 2

Your survey report

Property address

18 Victoria Terrace, Dereham, Norfolk

Client's name

Chloe Adams

Consultation date (if applicable)

Inspection date

1 October 2026, 11:00

Surveyor's RICS number

1287564

2

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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.



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** report received on the 01/10/2026 for a full list of exclusions.



About the inspection

Surveyor's name

Sarah Mitchell

Surveyor's RICS number

1287564

Company name

Mitchell Building Surveyors

Date of the inspection

1 October 2026, 11:00

Report reference number

MBS-2409-022

Related party disclosure

To the best of my knowledge I have no personal or business connection with the seller, the estate agent or anyone else involved in the sale of this property.

Full address and postcode of the property

18 Victoria Terrace, Dereham, Norfolk

Weather conditions when the inspection took place

At the time of the inspection the weather was dry and bright with a light breeze. The preceding week had been mixed with occasional showers.

Status of the property when the inspection took place

The property was occupied and fully furnished at the time of the inspection. Floors were covered throughout with fitted carpets and laminate, which limited the inspection of floor surfaces. The vendor was present for part of the inspection. The roof space was reached from the landing hatch and was partly boarded, so some areas could only be seen from the hatch.

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.

Summary of condition ratings

Overall opinion of property

This is a well proportioned Edwardian mid-terrace house which has been generally well maintained. We found a small number of defects that will need attention, most notably the pointing to the front chimney stack, a leaking joint in the rear gutter and an older electrical consumer unit. None of these are unusual for a house of this age and type, and provided they are dealt with in the near future we see no reason why this property should not be a sound purchase.

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)

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)
D1	Chimney Stacks	Repoint front chimney stack and check the flashings.
D3	Rainwater pipes and gutters	Reseal the leaking rear gutter joint.
D4	Main Walls	Clear soil from the front air bricks and monitor the bay crack.
F1	Electricity	Have the electrics tested and the consumer unit assessed by a registered electrician.
I3	Risks - People	Electrical testing recommended (see F1).

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)
D2	Roof coverings	
D5	Windows	
D6	Outside Doors	
D8	Other Joinery	
E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F2	Gas/Oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	
G2	Permanent outbuildings and structures	
G3	Other	



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
D7	Conservatory and porches
D9	Other
E5	Fireplaces, chimney breasts and flues
E9	Other Matters
F7	Common services
G0	Limitations to inspections
G1	Garage
H1	Regulation
H2	Guarantees
H3	Other Matters
I1	Risks - Building
I2	Risks - Grounds
I4	Other risks or hazards

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Terraced

Approximate year the property was built

1908

Approximate year the property was extended

1987

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main walls are of solid brick construction, approximately 225mm thick. The main roof is pitched and covered with natural slate. The ground floor is of suspended timber construction. The rear extension has cavity walls and a flat roof finished with a rubber membrane.

Accommodation

Ground floor: two reception rooms, kitchen and a utility room with WC. First floor: three bedrooms and a bathroom with WC.

	Living rooms	Bed-rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground								
Ground								
First								
Second								
Third								
Other								
Roof spaces								



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

Issues relating to the energy efficiency rating

Services

Gas

Electricity

Water

Drainage

Central heating

Other energy sources

Feed-in tariffs

Location and facilities

Grounds

There is a small front garden enclosed by a low brick wall and a rear garden laid to patio and lawn with a timber shed. Parking is on the street.

Location

The property is in an established residential street within walking distance of Dereham town centre.

Facilities

Local environment

D

Outside the property

This section includes:

- Chimney stacks
- Roof coverings
- Rainwater pipes and gutters
- Main walls
- Windows
- Outside doors
- Conservatory and porches
- Other joinery and finishes

Outside the property

Chimney stacks

2

There are two brick chimney stacks. The pointing to the upper courses of the front stack has eroded and the mortar flashing around the pots is cracked. This allows water into the brickwork and should be repaired by a competent builder. The rear stack appeared in satisfactory condition from ground level.

D1 SITE NOTES

Front stack: eroded pointing upper courses, flashing cracked. Rear stack ok from ground. Lead flashings look original.

Roof coverings

1

The main roof is covered with natural slate. Viewed from ground level and from the rear garden, the slates and ridge tiles appeared to be in satisfactory condition with no slipped or missing slates seen. The extension roof was replaced with a rubber membrane in recent years and appeared sound.

D2 SITE NOTES

Natural slate, few slipped slates rear slope? no, all ok. Ridge tiles sound. Viewed from ground + neighbour garden.

Rainwater pipes and gutters

2

Gutters and downpipes are uPVC. A joint in the rear gutter above the back door is leaking, and there is staining to the brickwork below. The joint should be resealed or replaced to stop water running down the wall. The front gutters appeared satisfactory.

D3 SITE NOTES

Upvc gutters. Rear gutter joint dripping above back door, staining on brick. Front ok.

Main walls

2

The main walls are solid brick. There is a fine, old crack above the front bay window which does not appear to be recent and is typical of houses of this age. Soil in the front garden has built up against two air bricks, which reduces ventilation to the timber floor. The soil should be lowered and the air bricks cleared.

Outside the property

D4 SITE NOTES

Solid brick, mostly sound. Hairline crack above front bay, old, no movement. Soil against air bricks front.

Windows

1

Windows are uPVC double glazed units, believed to have been fitted around 2012. Those we opened worked properly and no defects were seen.

D5 SITE NOTES

Upvc DG throughout, approx 2012. Opened sample, all ok.

Outside doors

1

The front door is a composite unit and the rear door is uPVC. Both were in satisfactory condition.

D6 SITE NOTES

Composite front door, upvc back door. Fine.



Front door

Other joinery and finishes

1

Fascias and soffits are uPVC. The timber to the front bay has been recently decorated and appeared in good order.

D8 SITE NOTES

Fascias upvc. Front bay timber, recently painted.

E

Inside the property

This section includes:

- Roof structure
- Ceilings
- Walls and partitions
- Floors
- Fireplaces, chimney breasts and flues
- Built-in fittings
- Woodwork
- Bathroom fittings

Inside the property

Roof structure

1

The roof is a traditional cut timber structure. No significant defects were seen in the accessible areas. There is a felt underlay and around 100mm of insulation between the ceiling joists, which is less than current standards.

E1 SITE NOTES

Cut timber roof, purlins, no sag. Felt underlay. 100mm insulation. Part boarded.

Ceilings

1

Ceilings are a mix of original lath and plaster and later plasterboard. There are minor cracks typical of a house of this age but nothing of concern.

E2 SITE NOTES

Lath + plaster mostly, some boarded. Normal cracks.

Walls and partitions

1

Walls and partitions are plastered. Damp meter readings taken at the base of the walls were within normal limits.

E3 SITE NOTES

Damp meter readings normal throughout. Plaster sound.

Floors

1

The ground floor is of suspended timber construction and felt firm underfoot. The first floor is timber with some creaking boards, which is normal.

Inside the property

E4 SITE NOTES

GF suspended timber, firm underfoot. FF timber, some creaks.

Fireplaces, chimney breasts and flues

NI

The fireplaces in both reception rooms have been blocked and are ventilated. They were not inspected internally.

E5 SITE NOTES

Fireplaces blocked both receptions. Vented. Not tested.

Built-in fittings

1

The kitchen fittings were installed around 2018 and are in good order.

E6 SITE NOTES

Kitchen fitted approx 2018, good order.

Inside the property



Kitchen, fitted c.2020

Woodwork

1

Internal joinery including the staircase and doors is in satisfactory condition.

E7 SITE NOTES

Staircase sound, handrail ok. Doors fine.

Bathroom fittings

1

The bathroom has a bath with shower over, basin and WC. Sealants around the bath were in satisfactory condition.

E8 SITE NOTES

Bath, basin, WC upstairs. Utility WC. Seals ok.



Bathroom

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.

Electricity

2

The consumer unit is under the stairs and is an older type without RCD protection. No recent test certificate was available. The installation should be tested by a registered electrician and the consumer unit upgraded if advised.

F1 SITE NOTES

Consumer unit under stairs, older type, rewirable? no MCBs but no RCD. No test cert seen.

Gas/Oil

1

The gas meter is in an external box at the front of the house. No defects were seen.

F2 SITE NOTES

Gas meter front external box.

Water

1

The main stopcock is under the kitchen sink. Visible pipework is in plastic and copper, with no leaks seen.

F3 SITE NOTES

Stopcock under kitchen sink. Plastic supply.

Heating

1

Heating is from a gas fired combination boiler installed in 2017. A service record from 2025 was provided. Radiators appeared satisfactory.

F4 SITE NOTES

Worcester combi 2017, service record 2025. Rads ok.

Water heating

1

Hot water is provided by the combination boiler.

F5 SITE NOTES

From combi.

Drainage

1

The inspection chamber in the rear garden was lifted and the drains were running freely.

F6 SITE NOTES

IC rear garden lifted, running clear.

G

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

Grounds (including shared areas for flats)

Permanent outbuildings and other structures

1

There is a timber shed in the rear garden in fair condition.

G2 SITE NOTES

Timber shed, fair.

Other

1

Boundary fences and the patio are in satisfactory condition.

G3 SITE NOTES

Fences ok, patio level.

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

Regulation

NI

Your legal adviser should confirm that building regulation approval was obtained for the rear extension and that the boiler installation was registered.

H1 SITE NOTES

Kitchen ext 1987, ask for building regs. Boiler cert.



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

Risks to people

2

The lack of RCD protection in the consumer unit is a safety risk. Smoke alarms are fitted in the hall and on the landing.

13 SITE NOTES

No RCD = shock risk. Smoke alarms present hall + landing.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1287564

Phone number

01632 960 014

Company

Mitchell Building Surveyors

Surveyor's address

Wensum House, Norwich NR3 1AB

Qualifications

BSc (Hons) MRICS

Email

demo@proscribe.co.uk

Website

proscribe.co.uk

Property address

18 Victoria Terrace, Dereham, Norfolk

Client's name

Chloe Adams

Date this report was produced

1st October 2026

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

Signature

Sarah Mitchell

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 them to put their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



Description of the RICS Home Survey – Level 2 service and terms of engagement



Description of the RICS Home Survey – Level 2 service and terms of engagement

The Service

The RICS Home Survey – Level 2 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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



Description of the RICS Home Survey – Level 2 service and terms of engagement

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

Description of the RICS Home Survey – Level 2 service and terms of engagement

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 report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

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

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

- Condition rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- Condition rating 2 – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way
- Condition rating 1 – No repair is currently needed. The property must be maintained in the normal way.

NI – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 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 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



Description of the RICS Home Survey – Level 2 service and terms of engagement

assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

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 report will identify and list the risks, and explain the nature of these problems.

Description of the RICS Home Survey – Level 2 service and terms of engagement

Standard terms of engagement

1. The service –

The surveyor provides the standard RICS Home Survey – Level 2 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 re-instatement cost

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

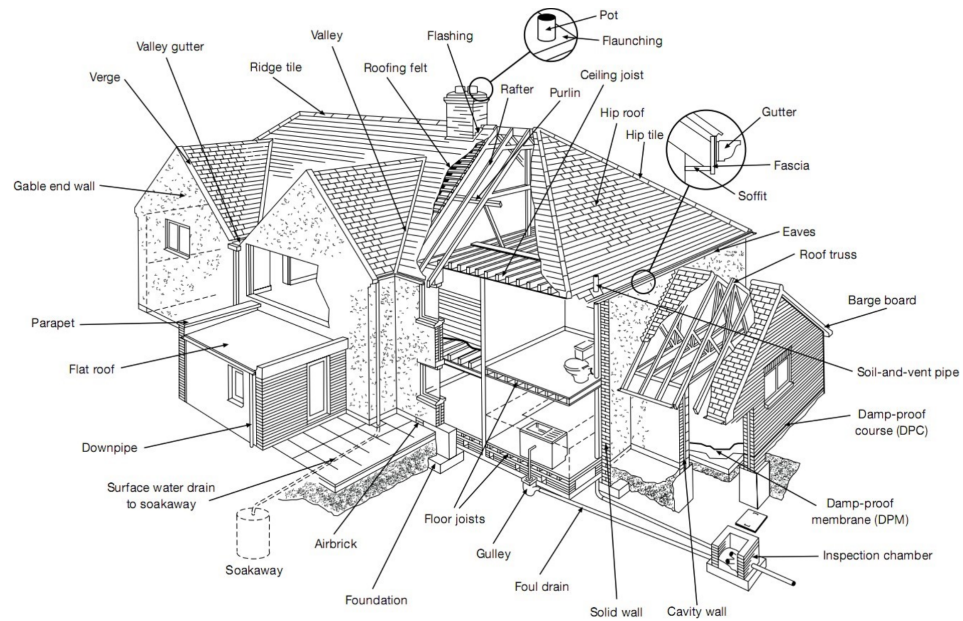
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress 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.

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