

RICS
Building Survey 

Property address	<input type="text" value="22 Somewhere Street
Leicestershire
XX4 4XX"/>
Clients' name	<input type="text"/>
Date of inspection	<input type="text" value="18th January 2016"/>

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*Please read the entire report in order

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A Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey Report aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified reports; and
- make recommendations as to any further acts or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-complaint complaints handling procedure and will give you a copy if you ask.

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B About the Inspection

Surveyor Name

Surveyor's RICS Number

Surveyor's Qualifications

Company Name

Date of the Inspection

Report reference number

Related Party Disclosure

Full address and post code of the property

Weather conditions when the inspections took place

The status of the property when the inspection took place?

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We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

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

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

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavors to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighboring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces so far as there is safe access to these and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

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C Overall assessment and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summaries the condition ratings of the different elements of the property (with only the worst rating per element being inputted into the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Overall Opinion

The property as a domestic dwelling, is considered to be of adequate design and structure with the installation of services that conform to modern requirements. The property is in need of minor remedial repairs along with further investigations as highlighted. These items are common within the assumed age of the property due to building styles and regulation at the time of construction. This property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various works and investigations reported.

3

Section of the report	Element Number	Element Name
F Inside the property	F5	Fireplaces, chimneybreast and flues
G Services	G4	Heating
	G5	Water heating
	G8	Other services/features

2

Section of the report	Element Number	Element Name
E Outside the property	E1	Chimneystacks
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E8	Other joinery and finishes
F Inside the property	E9	Other
	F2	Ceilings
	F4	Floors
	F6	Built-in fittings (e.g wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
	F8	Bathroom and kitchen fittings

1

Section of the report	Element Number	Element Name
E Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
F Inside the property	F3	Walls and partitions
G Services	G2	Gas/oil

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Summary of repairs (and cost guidance)

Repairs	Cost guidance (where agreed)
An open pot of the properties chimney would benefit from installation of a weather cowl to prevent moisture ingress.	
Windows of the rear elevation would benefit from repairs to exterior weatherproof seals.	
Locking of the front elevation door is not functionally operational and will therefore require maintenance.	
Composite doors and timber frames of the front and left hand elevations would benefit from periodic maintenance to provide a weather proof covering and prevent against deterioration.	
Timber fascia and shiplap coverings of the porch would benefit from periodic maintenance to provide a weather proof covering and prevent against deterioration.	
Timber fascia will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.	
Timber soffits will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.	
Timber bargeboards will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.	
Timber fascia of the bay window will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.	
Ceilings of the ground floor rear elevation kitchen and middle living room had sign of moisture ingress which will require periodic decorative maintenance once sources of moisture have been confirmed and repaired.	
Carpeted floor coverings of the property were visibly stained, damaged and would benefit from replacement.	
Laminate door bars and beading of the ground floor entrance lobby and middle rear elevation living room were damaged and will therefore require localised repairs.	
Draws within the front right hand elevation bedroom's built in cupboard were visually damaged, requiring localised repairs.	
A small section of timber handrail towards the first floor landing was slightly loose and will therefore require minor maintenance.	
A timber spindle of the balustrade within the ground floor lobby is missing and will therefore require replacement.	
Door furniture and latch of the first floor rear left hand elevation bedroom will require localised maintenance due to being stiff to open.	
Door furniture of the ground floor cloakroom was damaged and will therefore require localised repair.	
The fascia panel of the built in dishwasher was visually poor and will therefore require replacement.	
A handle of the dishwasher fascia panel is missing and will therefore require replacement.	
A draw front of the kitchen was visibly loose and will therefore require minor maintenance.	
A caged draw liner of the kitchen was visibly loose and will therefore require reinstalling.	
Built in fridge and freezer appliances were visually damaged and will therefore require repair.	
Wooden worktops of the kitchen require the installation of a perimeter seal to prevent water ingress to base units below.	
A base unit door of the utility room will require local maintenance due to being visibly loose.	
Seals of the cloakroom washbasin were generally poor and will therefore require replacement.	
A door catch of the external meter housing is broken and will therefore require repair.	
Inspection covers were visibly corroded and attached to the housing which will require localised maintenance to free the inspection cover or replacement of the complete lid and housing unit.	
A double up and over fibreglass door of the garage has a damaged lockable handle and will therefore require replacement with a suitable alternative.	
A timber door frame of the garage would benefit from localised repair along with periodic decorative maintenance to provide a weatherproof covering and prevent against deterioration.	
A timber gate of the left hand elevation will require localised repair and periodic decorative maintenance to provide a weatherproof covering and prevent against deterioration.	

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Formal quotations should be obtained prior to legal commitment to purchase the property.

Further investigations

Further investigation is required in to signs of moisture ingress to flooring of the first floor landings built in cupboard along with ceilings of the rear elevation kitchen and middle rear elevation living room prior to use of the properties water and heating system.

External lighting to the front elevation of the property was visually damaged and will therefore require inspection prior to use.

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

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D About the property

Type of property The property is a two storey, four bedroom detached house located on Excalibur Close within Leicester Forest East. The front elevation of the property faces approximately southerly in direction with the overall plot being generally level. All references to the elevations of the property are given when facing the front elevation of the property on Excalibur Close.

Approximate year the property was built Based on design and construction materials used, I estimate the property was constructed circa 1998.

Approximate year the property was extended Not Applicable

Approximate year the property was converted Not Applicable

Information relevant to flats and maisonettes Not Applicable

Accommodation

Floor	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conservatory	Other	Name of Other
Ground	3	0	0	1	1	1	0	0	None
First	0	4	2	0	0	0	0	0	None

Construction

The property is constructed using traditional construction materials and techniques with the following features.

The main roof is of hipped and gabled prefabricated timber truss construction with concrete tiled weatherproof coverings laid on a bituminous sarking felt underlay.

Main walls comprise of brick facing cavity construction. Cavity constructed walls provide greater levels of moisture control along with higher insulation characteristics than those of solid construction.

External windows of the property comprise of uPVC construction with double glazed units. Modern windows incorporating double glazed units provide higher insulation, security and sound proofing levels.

External doors of the property comprise a mixture of uPVC and composite construction with double glazed units, to which modern double glazed doors provide higher insulation, security and sound proofing levels.

Floors within the property comprise of solid construction to ground level along with suspended timber to the first floors. Due to the age of the property, floor voids of the original structure may have internal insulation.

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Central heating

Gas: Yes **Electric:** No **Solid fuel:** No **Oil:** No **None:** No

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

Not Applicable

Grounds

The property is located towards the front of an average sized plot which is generally level to all elevations. The front elevation of the property comprises of Tarmac parking spaces leading to an integral double garage along with mature lawns and garden borders. Access to the rear elevation of the property is provided via a paved path and timber gate of the left hand elevation. Ground to the right hand elevation of the property comprises of garden borders. The rear elevation of the property comprises of paved patio area with garden borders and gravelled sections.

Location

The property is located on a mature residential development within Leicester which is approximately five miles from Leicester city centre. The property has good links with the M1 motorway networks.

Facilities

The property is located within close proximity of the following facilities:

Post Office
Schools
Shops
Restaurants
Pubs
Pharmacy

City centre facilities within five miles

Local environment

The property is in an area that may have applications relating to large and small commercial/residential planning. (See section I3/J4)

The property is in an area that may have applications relating to wind farm installations. (See section I3/J4)

The property may be in an area that has a risk of subsidence due to man-made or geological hazards that could affect the stability of foundations. (See section J1/I3)

The property is in an area that may be likely to flood (See section J2/I3 Risks).

Other local factors

Not Applicable

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E Outside the property

Limitations to inspection

Inspection of the roof slopes was restricted due to limitations of access around the property and height of the surveyor's ladder to the external parts of the property.

1 2 3 NI

E1 Chimney stacks

The chimney stack located to the right hand slope of the main roof consists of a brick structure with clay pot, cement flashing and metal flashing to the joint where the roof meets the stack. The exterior condition of the chimney stack is generally commensurate with the assumed age and condition of the property.

2

An open pot of the properties chimney would benefit from installation of a weather cowl to prevent moisture ingress.

Condition rating 2

E2 Roof coverings

The hipped and gabled main roof of the property comprises of concrete tiled weatherproof coverings laid on a bituminous sarking felt, with ridge tiles, tiled verges, valleys and tiles being generally level, secure and of a good level of maintenance. The roof coverings condition is commensurate with the assumed age and condition of the property.

1

Condition rating 1

Weatherproof coverings of the properties roof have a slight moss coating which will require removal during normal periodic maintenance to prevent moisture saturation and eventual ingress.

Condition rating 1

E3 Rainwater pipes and gutters

Rainwater pipes and gutters of the property comprise of PVC construction, with guttering connecting to down pipes which discharge to sealed inlets or at ground level. As it was not raining during my inspection of the property, no leaks were noted. The condition of guttering and downpipes was commensurate with the general condition of the property.

1

Condition rating 1

Plastic guttering is relatively low maintenance but will require occasional periodic cleaning and resealing of the joints, with cast iron down spouts requiring eventual replacement.

E4 Main walls

External walls of the property comprise of brick facing cavity construction with the general condition of exterior walls being commensurate with the assumed age and condition of the property. Cavity masonry walls have higher insulation properties than walls of ageing solid construction along with better internal moisture control and therefore are noticeably less costly with regards to internal heating.

1

I could visually see a barrier against dampness rising from the ground (called a damp-proof course or DPC) to the main property.

Condition rating 1

E5 Windows

Windows of the property comprise of modern replacement uPVC constructed frames with double glazed units, to which all windows were generally of a condition commensurate with the assumed age and condition of the property.

2

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Windows of the rear elevation would benefit from repairs to exterior weatherproof seals.

Condition rating 2

Double glazed units within windows on average will last around twenty years before starting to become ineffective with reduction in insulation and sound proofing characteristics. Currently installed windows provide good levels of security, along with provision of adequate sound proofing and insulation.

E6 Outside doors (including patio doors)

The property has three external doors, these are all generally modern and consist of composite construction with double glazed unit to the front elevation, uPVC patio doors incorporating double glazed units of safety construction to the rear elevation along with a composite constructed door incorporating double glazed unit to the left hand elevation. Doors are generally of a condition commensurate with assumed age and condition of the property.

2

Locking of the front elevation door is not functionally operational and will therefore require maintenance.

Composite doors and timber frames of the front and left hand elevations would benefit from periodic maintenance to provide a weather proof covering and prevent against deterioration.

Condition rating 2

Doors of the property are generally modern and installed with double glazed units which on average last around twenty years before starting to become ineffective with reduction in insulation and sound proofing characteristics. Currently installed doors provide good levels of security via multi point locking, along with provision of adequate sound proofing and insulation.

E7 Conservatory and porches

To the front elevation of the property is an open porch comprising of mono pitched timber constructed roof with concrete tiled weatherproof coverings, metal abutments, timber fascia and timber shiplap to undersides. The condition of the porch was generally commensurate with the assumed age and condition of the property.

2

Timber fascia and shiplap coverings of the porch would benefit from periodic maintenance to provide a weather proof covering and prevent against deterioration.

Condition rating 2

E8 Other joinery and finishes

Fascia of the property are a of timber construction, to which all were generally of a condition commensurate with the assumed age and condition of the property.

2

Timber fascia will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.

Condition rating 2

Soffits of the property are a of vented timber construction allowing adequate airflow within the roof space, to which all were generally of a condition commensurate with the assumed age and condition of the property.

Timber soffits will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.

Condition rating 2

Barge boards of the property are a of timber construction, to which all were generally of a condition commensurate with the assumed age and condition of the property.

Timber bargeboards will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.

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Condition rating 2

E9 Other

To the front elevation of the property is a bay window constructed of cavity facing brickwork, uPVC constructed windows incorporating double glazed units, timber fascia, hipped sawn timber roof with concrete tiled weatherproof coverings and metal abutments. The condition of the bay window was generally commensurate with the assumed age and condition of the property. 2

Timber fascia of the bay window will require periodic decorative maintenance to provide a continual weatherproof covering, preventing against deterioration.

Condition rating 2

To the rear elevation of the property is a large bay constructed of cavity facing brickwork, uPVC constructed windows incorporating double glazed units and fibreglass constructed roof with metal abutments. The condition of the bay was generally commensurate with the assumed age and condition of the property.

Moss coverings of the bay roof would benefit from removal during normal maintenance.

Condition rating 1

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F Inside the property

Limitations to inspection

Although a condition rating has been provided, my inspection of the property has been limited to areas that are visible and accessible. My internal inspection was restricted due to fitted floor coverings and decorative coverings within rooms.

1 2 3 NI

F1 Roof structure

Roof structures of the front elevation porch mono pitched roof were not inspected due to lack of access and therefore cannot be assigned a condition rating. **NI**

Not Inspected

Roof access is provided via a loft hatch within the first floor landing of the property along with aluminium access ladder. Main roof structures are constructed of prefabricated timber trusses with visible structures being of a condition commensurate with the assumed age and condition of the property. Ventilation within the roof space was to adequate levels providing airflow within the void thus preventing build-up of moisture, with insulation installation being to adequate levels. Gable walls of the front elevation were generally of a good level of maintenance.

Condition rating 1

F2 Ceilings

Ceilings within the property are constructed of modern plasterboard, plaster and a variety of coving, textured, painted and papered finishes. The condition of ceilings within the property was generally commensurate with the assumed age and condition of the property. **2**

Ceilings of the ground floor rear elevation kitchen and middle living room had sign of moisture ingress which will require periodic decorative maintenance once sources of moisture have been confirmed and repaired. (See section J1/G5)

Condition rating 2

There are a number of minor hairline cracks to ceilings that are not considered to be of structural significance, but associated with normal settlement and movement of the property. These internal ceilings would benefit from filling during periodic decorative maintenance.

Condition rating 1

F3 Walls and partitions

Internal walls of the property are constructed of masonry lined with plasterboard and plaster along with walls of timber stud construction lined with plasterboard, plaster and decorative finishes, to which internal walls were generally of a condition commensurate of the assumed age and condition of the property. **1**

Internal walls of the property would benefit from localised filling along with periodic maintenance.

Walls to the main property were tested for damp by use of a moisture meter to which no high readings were noted during my inspection.

Condition rating 1

There are a number of minor hairline cracks to walls that are not considered to be of structural significance, but associated with normal settlement and movement of the property. These internal walls would benefit from filling during periodic decorative maintenance.

Condition rating 1

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Leicester Forest East
Leicestershire
LE3 3ET



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F4 Floors	<p>Floors within the property comprise of solid construction to the ground floor with suspended timber to the first, to which all floors were generally level, firm and of a condition commensurate with the assumed age and condition of the property.</p> <p>Carpeted floor coverings of the property were visibly stained, damaged and would benefit from replacement.</p> <p>Laminate door bars and beading of the ground floor entrance lobby and middle rear elevation living room were damaged and will therefore require localised repairs.</p> <p>Condition rating 2</p> <p>Due to the age of the property, original floor voids may have the inclusion of insulation which should provide greater insulation and sound proofing properties.</p>	2
F5 Fireplaces, chimney breast and flues	<p>A chimney breast of the front right hand elevation living room houses a gas fire which will require proof of periodic test and inspection prior to use. (See section I2/J3)</p> <p>Condition rating 3</p>	3
F6 Built-in fittings (e.g w armoires)	<p>Within the first floor bedrooms of the property and first floor landing a number of built in cupboards that have been inspected and found to be of a serviceable condition commensurate with the assumed age and condition of the property.</p> <p>Flooring of the first floor landing's built in cupboard had visible signs of moisture ingress and will therefore require require further investigation. (See section J1/G5)</p> <p>Draws within the front right hand elevation bedroom's built in cupboard were visually damaged, requiring localised repairs.</p> <p>Condition rating 2</p>	2
F7 Woodwork (e.g. staircase and joinery)	<p>Joinery items consist of doors including linings, skirting, architraves and window cills which are made of timber or timber composite. The staircase, handrail and balustrade are of timber construction with the staircases being level and generally firm to tread. All joinery is generally of a condition commensurate with the assumed age and condition of the property.</p> <p>A small section of timber handrail towards the first floor landing was slightly loose and will therefore require minor maintenance.</p> <p>A timber spindle of the balustrade within the ground floor lobby is missing and will therefore require replacement.</p> <p>Door furniture and latch of the first floor rear left hand elevation bedroom will require localised maintenance due to being stiff to open.</p> <p>Door furniture of the ground floor cloakroom was damaged and will therefore require localised repair.</p> <p>Condition rating 2</p>	2
F8 Bathroom and kitchen fittings	<p>Kitchen fittings are a mixture of standard modern design and manufacture with a range of built in wall and floor units of good quality. Work tops are of timber construction incorporating a stainless steel sink with mono mixer tap and suitable drain. Extraction/ventilation to the kitchen is provided via a wall mounted cooker hood and opening sash of the room's window.</p> <p>The fascia panel of the built in dishwasher was visually poor and will therefore require replacement.</p> <p>A handle of the dishwasher fascia panel is missing and will therefore require replacement.</p>	2
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A draw front of the kitchen was visibly loose and will therefore require minor maintenance.

A caged draw liner of the kitchen was visibly loose and will therefore require reinstalling.

Built in fridge and freezer appliances were visually damaged and will therefore require repair.

Wooden worktops of the kitchen require the installation of a perimeter seal to prevent water ingress to base units below.

Condition rating 2

Utility room fittings are a mixture of standard modern design and manufacture with a range of built in wall and floor units of good quality. Work tops are of timber construction incorporating a perimeter seal preventing water ingress to base units below and a composite steel sink with mono mixer tap and suitable drain. Extraction/ventilation to the utility room is provided via a ceiling mounted mechanical extraction fan.

A base unit door of the utility room will require local maintenance due to being visibly loose.

Condition rating 2

The ground floor front elevation cloakroom consists of WC and washbasin to which ventilation is provided via a wall mounted mechanical extraction fan. The condition of fittings and sanitary wear is commensurate with the assumed age and condition of the property.

Sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the washbasin were generally poor and will therefore require replacement.

Condition rating 2

The master bedroom's en-suite consists of WC, washbasin and shower cubicle with thermostatic shower and glazing of safety construction. Ventilation is provided via an opening sash of the room's window along with a ceiling mounted mechanical extraction fan. The condition of fittings and sanitary wear is commensurate with the assumed age and condition of the property.

Sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were generally of a good level of maintenance.

Condition rating 1

The main family bathroom consists of WC, washbasin, panelled bath and shower cubicle with overhung thermostatic shower and glazed screen of safety construction. Ventilation is provided via an opening sash of the room's window along with a ceiling mounted mechanical extraction fan. The condition of fittings and sanitary wear is commensurate with the assumed age and condition of the property.

Sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. Seals of the sanitary wear were generally of a good level of maintenance.

Condition rating 1

F9 Other

Not Applicable

NI

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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

Although a condition rating has been allocated, my inspection of services installations was restricted because of concealed pipework and associated fittings. I have not tested or opened up any of the service installations.

1 2 3 NI

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

Due to limited access to the integral garage of the property, an internal consumer unit was not inspected during my examination and therefore cannot be assigned a condition rating. **NI**

Not Inspected

There is a mains electricity supply to the property with a main fuse and meter located externally within a wall mounted meter housing of the left hand elevation to which their visual condition was commensurate with the assumed age and condition of the property. The electricity supply was on when I inspected.

I saw no evidence that this electrical system has recently been tested/inspected. You should ask your legal adviser to confirm whether the electrical system has been tested or inspected recently and whether a valid certificate exists in this respect (see section I2/J3).

Condition rating 3.

External lighting to the front elevation of the property was visually damaged and will therefore require inspection prior to use. (See section J3)

Condition rating 3

A door catch of the external meter housing is broken and will therefore require repair.

Condition rating 2

Domestic electrical installations should be tested every ten years, every five years within a rental property, after modification and at change of occupation.

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

There is a mains gas supply to the property with a meter and control valve located externally within a wall mounted meter housing of the left hand elevation, to which their visual condition was commensurate with the assumed age and condition of the property. **1**

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

G3 Water

An internal stop tap was not located during my examination of the property and will therefore require further investigation with the current vendor. (See section I3)

NI

Not Inspected

The property is connected to a mains water supply with an external stop tap being located within the front elevation pavement of the property. The visual condition of the stop tap was generally commensurate with the assumed age and condition of the property.

Condition rating 1

An external stop tap and meter are located within the drive of the property which were inspected and found to be of a condition commensurate with the assumed age and condition of the property.

Condition rating 1

G4 Heating

The property is heated via a modern style none condensing type conventional boiler (Ideal Classic LXFF) located within the rear left hand elevation utility room, which is installed to an internal wall along with a local modern programmer.

3

Heating is provided via concealed pipework to radiators within the property and controlled via individual thermostatically controlled valves attached to radiators within habitable areas and a wall mounted thermostat within the ground floor front elevation entrance lobby.

A Gas Safe or OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of service work completed. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. I have not seen evidence that this has been done. Heating systems and appliances that have not been checked may be a safety hazard. (See section I2/J3)

Condition rating 3

Signs of moisture ingress within the floor beneath the hot water cylinder will require further investigation prior to use of the heating and hot water system. (See section J1)

Condition rating 3

G5 Water heating

The properties water heating is via a modern style, none condensing type conventional boiler (Ideal Classic LXFF) located within the rear left hand elevation utility room, which is installed to an internal wall along with an insulated hot water cylinder, immersion heater and water storage tanks within the first floor landing of the property.

3

Water tanks within the roof space of the property were adequately insulated.

A Gas Safe or OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of service work completed. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. I have not seen evidence that this has been done. Heating systems and appliances that have not been checked may be a safety hazard. (See section I2/J3)

Condition rating 3

Signs of moisture ingress within the floor beneath the hot water cylinder will require further investigation prior to use of the heating and hot water system. (See section J1)

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Condition rating 3

G6 Drainage

The property is connected to the public sewer and the drainage system consists of a separate drain for both surface water (rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers).

NI

Drainage located to the front elevation drive of the property could not be inspected due to weight of the access cover, therefore meaning a condition rating could not be assigned. (See section I3)

Not Inspected.

Soil and vent pipework was not inspected during my examination due to being within the fabric of the building and therefore cannot be assigned a condition rating.

Not Inspected

Inspection covers located within the rear elevation of the property were removed, to which chambers and pipework comprise of ABS. All inspected drainage was visibly clear of obstruction and of a condition commensurate with the assumed age and condition of the property.

Inspection covers were visibly corroded and attached to the housing which will require localised maintenance to free the inspection cover or replacement of the complete lid and housing unit.

Condition rating 2

G7 Common services

Not Applicable

NI

G8 Other services/features

The property benefits from the installation of mains powered smoke detection which requires periodic test and inspection. (See section I2/J3)

3

Condition rating 3

The property benefits from an internal security system with a keypad located within the front elevation entrance lobby of the property. The alarm system includes passive infrared sensing. All electrical installations require periodic test and inspection. (See sections I2/J3/I3)

Condition rating 3

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H Grounds (including shared areas for flats)

Limitations to inspections

Grounds inspections were limited due to access around the property.

1 2 3 NI

H1 Garage

To the front elevation of the property is an integral double garage which was not internally inspected due to lack of access and therefore cannot be assigned an overall condition rating. **NI**

Not Inspected

A double up and over fibreglass door of the garage has a damaged lockable handle and will therefore require replacement with a suitable alternative.

A timber door frame of the garage would benefit from localised repair along with periodic decorative maintenance to provide a weatherproof covering and prevent against deterioration.

Condition rating 2

H2 Permanent outbuildings and other structures

Not Applicable

NI

H3 Other

The property is located towards the front of an average sized plot which is generally level to all elevations. The front elevation of the property comprises of Tarmac parking spaces leading to an integral double garage along with mature lawns and garden borders incorporating plants and shrubs. Access to the rear elevation of the property is provided via a paved path and timber gate of the left hand elevation. Ground to the right hand elevation of the property comprises of garden borders incorporating plants and shrubs. Boundaries of the front elevation comprise of low level facing brickwork constructed walls to the left hand elevation. The rear elevation of the property comprises of paved patio area with garden borders incorporating plants and shrubs and gravelled sections. Boundaries of the rear elevation comprise of timber panelled fencing to left and rear elevations along with brick facing party walls to the right.

You are advised to investigate boundary ownership so as to continue periodic maintenance along with rights of easement and access to the property with advise on any implications. (See section I3)

A timber gate of the left hand elevation will require localised repair and periodic decorative maintenance to provide a weatherproof covering and prevent against deterioration.

Gardens of the property were visually poor and will require general maintenance.

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I Issues for your legal advisors

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 your legal advisers may need to investigate further, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

I1 Regulation	You should ask your legal adviser for any FENSA / Certass certification along with building regulations, for any windows or doors which were installed after 2002 and advise you on any implications.
I2 Guarantees	<p>It is recommended that you ask your legal adviser to confirm evidence of Electrical, Gas and Heating Installation periodic test and inspection records.</p> <p>You should ask your legal adviser to confirm whether any of the double glazed windows or doors are covered by a guarantee or warranty and advise on the implications.</p>
I3 Other Matters	<p>I have been made aware by the agents that the property tenure is freehold. You are advised to confirm this with your legal advisor along with any implications this may raise.</p> <p>You are advised to check with your legal advisor as to the correct position and ownership of the properties boundaries, along with any rights of access/easement to the property with advice on any implications.</p> <p>It is recommended that you ask your legal advisor to investigate the locality of large/small commercial and residential planning along with their effect on the property.</p> <p>You are advised to ask your legal advisor to investigate the locality of wind farm installations and their effect on the property.</p> <p>You should ask your legal advisor to make relevant enquires with regards to subsidence within the postcode area, obtain reports and seek advice on the implications.</p> <p>It is recommended you ask your legal advisor whether the property has any insurance implications as it may be in an area that is likely to flood (see section J2 Risks).</p> <p>You should ask your legal advisor to make relevant enquires with the current vendor as to the location of the properties internal stop tap.</p> <p>You should ask your legal advisor to make relevant enquires with the current vendor as to codes linked to the properties internal security system.</p> <p>You should ask your legal advisor to make relevant enquires with regards to the properties drainage system due to the inability to examine front elevation inspection covers.</p>

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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	<p>The property is located within a postcode area that is at risk of subsidence due to geological or man-made hazards which may affect the building. (See section I3)</p> <p>Further investigation is required in to signs of moisture ingress to flooring of the first floor landings built in cupboard along with ceilings of the rear elevation kitchen and middle rear elevation living room prior to use of the properties water and heating system.</p>
J2 Risks to the grounds	<p>The property is located within a postcode area that is at risk of subsidence due to geological or man-made hazards which may affect grounds of the property. (See section I3)</p> <p>According to the Environment Agency (the Government organisation responsible for flood control), the property is close to an area that is vulnerable to flooding. (See section I3)</p>
J3 Risks to people	<p>It is recommended that you ask your legal advisor confirms evidence of Gas, Electrical and Heating Installation periodic test and inspection records.</p> <p>Damaged external lighting of the front elevation grounds creates a significant safety hazard and therefore should be inspected prior to use.</p>
J4 Other	<p>The property is located within a postcode area where applications for wind farm installations and large/small commercial and residential planning may have been submitted to relevant authorities. You should ask your legal advisor to obtain relevant reports and seek advice on implications as this could affect the use and enjoyment of the property.</p>

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K Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

K1 Insulation	The property has a good overall level of insulation as external walls are constructed of cavity facing brickwork with internal insulation. Windows and doors are constructed of a mixture of uPVC and composite construction with double glazed units. Insulation within the roof space was generally to adequate levels.
K2 Heating	The property is heated via a non condensing style conventional boiler which feeds radiators controlled by individual thermostatic valves and a central thermostat. The boiler is of relatively modern design and offers average levels of performance. The property would benefit from replacement of the boiler with a modern condensing style alternative.
K3 Lighting	The level of natural light within the property is considered to be generally good. Internal fixed lighting should be upgraded to ensure low energy lighting is provided for all fixed outlets
K4 Ventilation	The property is naturally ventilated but would benefit from additional ventilation provided via mechanical extraction to the internal spaces of the property.
K5 General	A current EPC is available for the property giving detailed information on energy efficiency General matters together with recommendations for a range of improvements and details of where Green Deal Finance may be available. It is recommended that this is fully considered prior to entering into a legal commitment to purchase.

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RICS

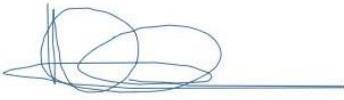
the mark of
property
professionalism
worldwide

RICS
Building Survey...

L Surveyor's declaration

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

Signature



Surveyors RICS number

Qualifications

For and on behalf of

Company

Address

Town

County

Post Code

Phone Number

Website

Fax Number

Email

Property Address

Client Name

Date this report was produced

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 personal 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 the surveyor operates 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

2. 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 in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



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

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What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is 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, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

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.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisors before entering into any binding contract or purchase.

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Description of the RICS Building Survey Service

The service

The RICS Building Survey 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 Building Survey Service aims to tell you about:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report. The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access. 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 a 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. 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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, 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 treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, 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 and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), 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 results of 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 advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

- A Introduction to the report
 - B About the inspection
 - C Overall assessment and 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 advisers
 - J Risks
 - K Energy efficiency
 - L Surveyor's declaration
- What to do now
Description of the RICS Building Survey Service
Typical house diagram

Condition ratings

The surveyor gives condition ratings to the 'elements' of the main building, garage and some outside elements. The

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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 Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The 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 the 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 personal 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 produce the report in his or her own name unless the surveyor operates 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.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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.

Standard terms of engagement

1 The service – the surveyor provides only the standard RICS Building Survey Service ('the service') described here, 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:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

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 – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better

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 the 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 an RICS Condition Report, rather than the RICS Building Survey.

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.

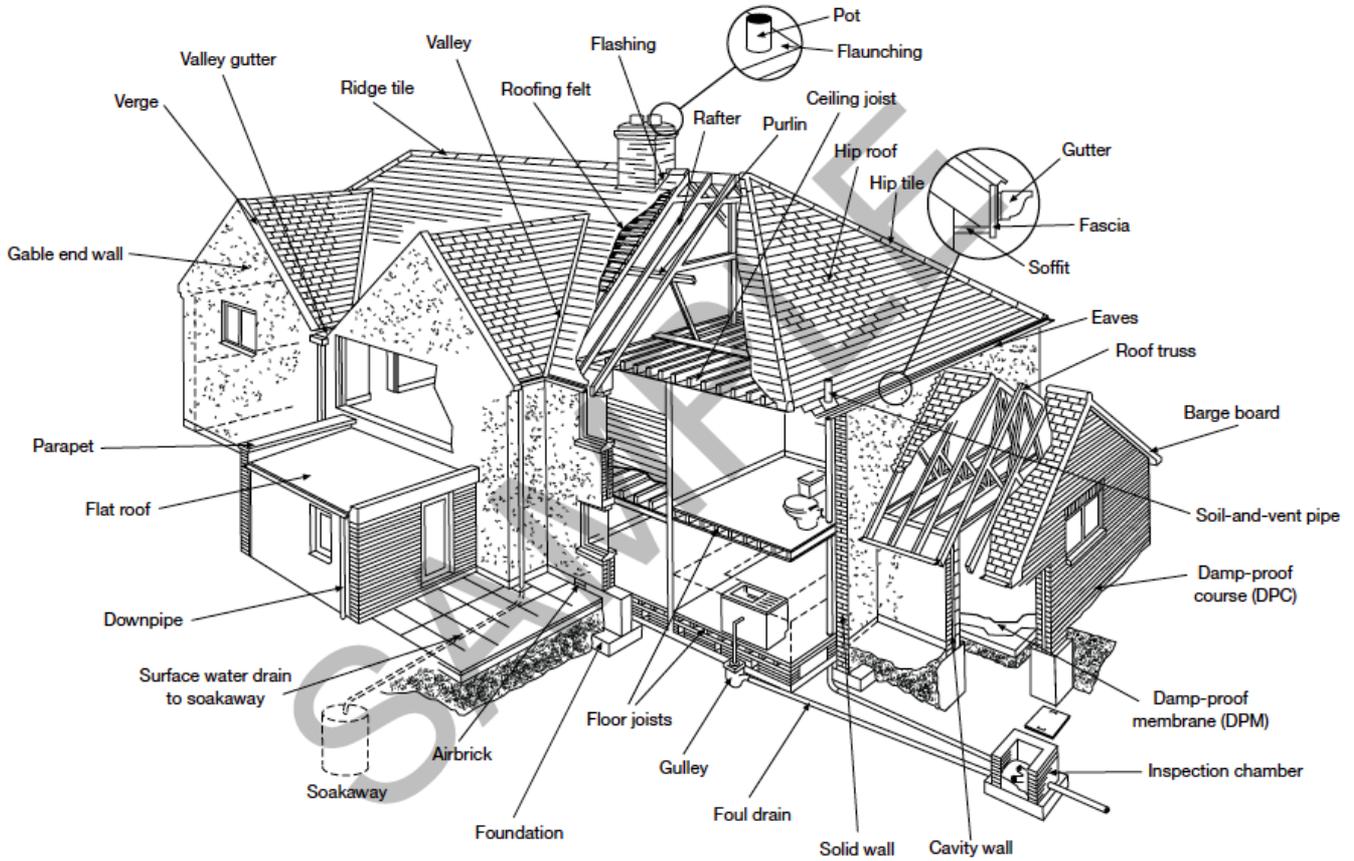
Note: These terms form part of the contract between you and the surveyor.

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Typical house diagram

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



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