



LEVEL 2

Your survey report

Property address

Flat 7,
Example Road,
London,
WC1X 7DR

Client's name

Joe Bloggs

Consultation Date

11th March 2022

Inspection Date

16th March 2022

Surveyor's RICS number

0805190

2

Contents

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

A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection.
- 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 sent on the 11th March 2022 for a full list of exclusions.

A

About the inspection

Surveyor's name

Ross Richards BEng(Hons), AssocRICS, MCIQB, MRPSA

Surveyor's RICS number

0805190

Company name

Surveying People

Date of the inspection

16th March 2022

Report reference number

RR16032022

Related party disclosure

There are no known relevant conflicts of interest

Full address and postcode of the property

Flat 7,
Example Road,
London,
WC1X 7DR

Weather conditions when the inspection took place

At the time of surveying the property, it was raining following a period of wet weather.

Status of the property when the inspection took place

The property was unoccupied and furnished

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

B

Condition ratings

Overall opinion of the property

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 repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



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
D5	Windows
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating



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
D4	Main walls
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
G3	Other

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
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F3	Water
F6	Drainage
F7	Common services

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D7	Conservatory and porches
D9	Other
E1	Roof structure
E5	Fireplaces, chimney breast and flues
E9	Other
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a studio apartment located on the third floor (top floor).
The property has 1 storey.
The front of the property faces in a northerly direction.

Approximate year the property was built

The property was built in 1889.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The building housing the apartment has been previously converted from a single property to a block housing multiple apartments. I was unable to find any records of the conversion on Camden Council's planning portal. However I would estimate that the property was converted in the early 1990's.

Information relevant to flats and maisonettes

Access to the apartment is via communal stairs.
There are 5 other apartments in the block as well as a solicitor's firm located on the 1st floor.

Construction

The outside of the property is constructed of solid brick.

The apartment has a flat roof as it located on the top floor. It was not possible to view the roof due to access limitations. However, we would presume that the roof is covered with a bituminised (also known as "torched") felt, which is typical for a roof of this type.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	0	1	0	1	0	0	0

C

Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

The Energy Performance Certificate (EPC) is obtained from the publicly accessible national database where one has been lodged. There is no requirement for an EPC to be prepared for some property types, for example, listed buildings. The surveyor considers the contents of the EPC and provides information about energy efficiency measures that could be implemented.

The Energy Performance Certificate (EPC) for the property, which was not prepared by me, shows a current efficiency rating of 59, band D. The potential rating is given as 69, band C.

The current rating as provided for this property is around the UK average.

The energy efficiency of the property could be improved by carrying out the following upgrade works:

- Replacing the single glazed windows with double glazed unit or alternatively installing secondary glazing to the internal face of the windows.
- Adding wall insulation to the internal faces of all external walls.
- Insulating the existing flat roof.

The property already benefits from a modern boiler. However, heating efficiency can be improved by introducing heating controls such as a room thermostat & programmer. Further improvements can be gained by employing renewable energy sources such as solar and/or PV(photovoltaic) panels for hot water and electricity generation.

The full certificate is available from www.epcregister.com, the front page and breakdown of the property's energy performance are reproduced below.

It is understood that the property is not subject to a Green Deal financing loan for energy efficiency improvements.

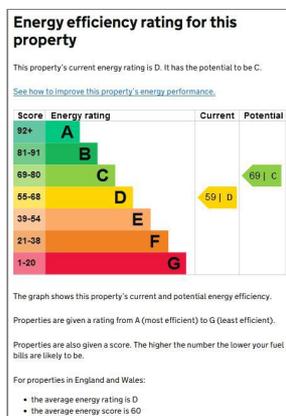


Photo - 2 EPC - page 1

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Single glazed	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From mains system	Good
Lighting	No low energy lighting	Very poor
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Photo - 3 EPC - page 2

Issues relating to the energy efficiency rating

The Energy Performance Certificate erroneously states that the property has a pitched roof when the roof is actually flat. It also states that there is no low energy lighting, this is also incorrect.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

Not applicable.

Other energy matters

None noted.

C

Location and facilities

Grounds

There is no garage.
There are no outbuildings.
There is no on-site parking. Off-site parking is restricted.

Location

The property is located within the area of Camden Council, on a busy main road, within a 5 minutes walk of Kings Cross Station. This is an area highly populated with both vehicular and pedestrian traffic, through all hours of the day and night. During my time at the property, I noted a considerable amount of noise coming from the main road below. This was accentuated by the single glazed windows present throughout the apartment. You should satisfy yourself as to the acceptability of noise levels associated with the road, on different days and during various times of the week.

Facilities

The property is in walking distance of all local amenities.

Local environment

As the property is located in the centre of London, there will be issues associated with the local environment. These are namely low level street crime, the presence of beggars and ruff sleepers in the locality and high levels of air pollution.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

A visual non-invasive inspection of the outside of the main building was carried out from various points within the boundaries of the property and from public areas such as footpaths and open spaces, without entering neighbouring private property unless permission had been expressly granted.

High level features were inspected either from points within the property using binoculars, a ladder or other equipment, where safe to do so. A ladder, or other equipment, was used to view or photograph areas not visible from the ground.

Due to restricted access it was not possible to inspect the roof to the property. I was informed by a resident that access can be gained from the adjacent building, however no access was available from within the communal areas of the block or from within the apartment itself.

It was also not possible to gain access to the rear of the property. This was again due to a lack of access from the communal area.

Where external walls are covered with finishes such as render or paint, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.

No tests have been carried out to either trace or establish the structure or condition of any underground drainage.

As this is a leasehold property, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls and drainage services, all grounds and communal areas, driveways and garden areas. It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.



D1 Chimney stacks

The chimney stack could not be viewed from ground level.

NI

D2 Roof Coverings

I was unable to inspect the roof covering due to the access restrictions outline above. In addition, there were no vantage points available from where I could view the roof with binoculars.

NI

ACTION:

As the property is located on the top floor, I would recommend arranging access to the roof in order to inspect its condition and state of repair. Alternatively, a drone survey of the roof could be carried out from ground level.

D3 Rainwater pipes and gutters

TYPE/CONSTRUCTION:

The gutters were not visible at the time of the inspection due to the restricted view from ground level. I would presume there to be a box section present to the rear of the parapet wall at roof level. The box section should be lined with lead.

1

There is a downpipe noted to the front elevation of the property which appears to be a mixture of cast iron and PVC.

The soil stack is assumed to be located at the rear of the property. However, due to the lack of access I was unable to carry out an inspection.

NATURE OF INSPECTION:

An inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects.

As there was only a light amount of rain at the time of the survey, only a limited assessment could be made as to the effectiveness of the rainwater fittings.

CONDITION:

No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.

The rainwater pipes and gutters appear to be in a serviceable condition with no repairs currently needed.

ACTION:

The rainwater pipes and gutters must be maintained in the normal way.

Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.

Climbing plants are prone to causing blockages in gutters and downpipes and should be removed from the area around the facilities on a regular basis.



Photo - 4 Rainwater pipes and gutters



Photo - 5 Close up of rainwater pipe and box section to the rear of the parapet wall at roof level

D4 Main walls

2

NOTE: Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance. The British Geological website indicates that the ground is of London Clay Formation, which is a flexible base and some slight seasonal movement is to be expected.

TYPE/CONSTRUCTION:

The outside walls are of solid construction, with bricks laid in a Flemish bond style consistent with this type of external wall.

In most external walls there should be a damp proof course (DPC) just above ground level. This is an impervious layer present to prevent dampness rising up the walls from the ground. In modern properties this is often a plastic membrane but in older properties other materials such as bitumen felt or slate are often found. Houses built before 1880, or so, usually have no provision to prevent dampness rising up, or penetrating through the walls. In this case, no evidence of any DPC can be seen at the base of the walls.

A property of this type and age would not be expected to have foundations that meet current standards, but this should not be considered to be unusual.

NATURE OF INSPECTION:

The outside front walls were examined at ground level with the aid of binoculars, from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence, land failure and other defects.

The rear walls were not inspected due to restricted access.

As the external walls are of solid construction, no wall ties were assumed to be present.

CONDITION:

No significant defects were noted and the walls were found to be structurally stable.

No evidence was seen of cracking, or other damage, which might indicate that the foundations are failing to provide adequate support for the property.

No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

There are a number of cracks present to the front elevation and cracks above the main living room window and the kitchen window (see photos below). These types of cracks are not unusually for a buildings of this type and age. As mentioned, most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking, as displayed here, and is not of structural significance. It should be noted that these cracks are not limited to the subject property, but are present externally to most window openings in the building.

The damp proof course at ground level [waterproofing to prevent rising damp] was not present due to the age of construction. However, this will not affect the apartment inspected, as the apartment is located on the third floor and rising damp is generally limited to a height of around 1m above ground level.

The mortar pointing between the bricks of the external walls, is in good condition and appears to have been recently renewed.

ACTION:

The cracks present to the front elevation, above the main living room window and the kitchen window should be repaired and made good. The areas will also require repainting on completion of the repairs.

Walls should be examined regularly to inspect for changes in the nature of any cracking or other defects that may become apparent.

A thorough visual inspection should be carried out at least once a year, ideally in the Spring, to identify and repair any damage that could have been caused by winter weather.



Photo - 6 Cracks to left elevation

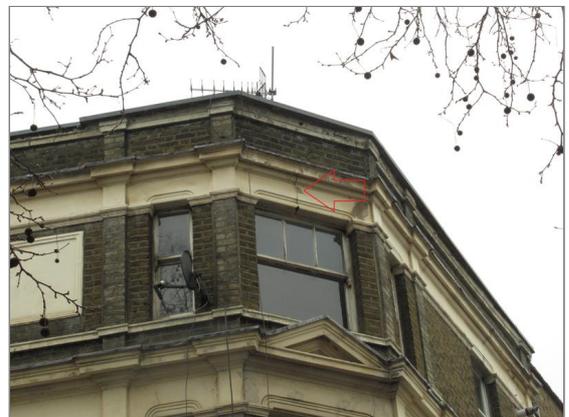


Photo - 7 Crack above main living room window - pic 1



Photo - 8 Crack above main living room window - pic 2



Photo - 9 Cracks to right elevation and above kitchen window

D5 Windows

TYPE/CONSTRUCTION:

All of the windows are single glazed with timber frames and are of a sliding sash type. All windows are fitted with hand operated sash window fasteners (see photo below).

3

NATURE OF INSPECTION:

Windows were examined for general signs of degradation and failure. Opening was attempted to

all windows and all checked for normal operation.

CONDITION:

As expected the window frames are affected by minor splitting and isolated softening. Shrinkage cracks are also present to the joints of most windows (see photos below). The frames are in an overall serviceable condition, although would benefit from re-painting and attentive repair to extend the life of the windows.

All of the living room windows operated effectively on opening and closure. All window fasteners functioned correctly.

It was noted that the top section of the sliding sash window in the kitchen does not close fully (see photo below).

ACTION:

Immediate re-painting and attentive repair of all window frames in order to extend their life.

Repair of sliding sash window in kitchen, so that window closes fully.

Normal maintenance of hinges and locks is required.

You should allow for replacement of all windows in the medium term.



Photo - 10 Front window



Photo - 11 Left-hand side window



Photo - 12 Right-hand side window No.1



Photo - 13 Right-hand side window No.2



Photo - 14 Hand operated sash window fasteners to windows



Photo - 15 Damage to interior of window in living room



Photo - 16 Water damage to external frame of windows in living room - pic 1



Photo - 17 Water damage to external frame of windows in living room - pic 2



Photo - 18 Water damage to external frame of windows in living room - pic 3



Photo - 19 Water damage to external frame of windows in living room - pic 4



Photo - 20 Shrinkage cracks to joints of windows



Photo - 21 Gap to top section of sliding sash window in kitchen

D6 Outside doors (including patio doors)

TYPE/CONSTRUCTION:

The communal front door is painted timber.

1

NATURE OF INSPECTION:

The door was checked for normal operation and signs of failure or damage.

CONDITION:

No significant defects were noted, the door operated effectively on opening and closure. All locks functioned correctly.

ACTION:

Normal maintenance of door, frame, hinges and locks is required.



Photo - 22 Communal front door

D7 Conservatory and porches

There is no conservatory or porch associated with the property.

NI

D8 Other joinery and finishes

TYPE/CONSTRUCTION:

This includes such items as woodwork at the roof edges, fascias, and trim panels. Decorated areas include such items as windows, doors, walls, timbers at roof edges, porches.

2

There are no soffits, fascias and bargeboards present on the facade of the property.

There are a number of painted areas to the external walls as can be seen in the building elevation photo below.

NATURE OF INSPECTION:

Decorated surfaces were examined from ground level and with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around.

Decorations were examined for signs of wear and tear, peeling paint, indications of poor maintenance, rot and other defects.

CONDITION:

The majority of these decorations are visibly sound, have been maintained and are in a serviceable condition. However there are areas that are suffering from weather damage and require attention (see photos below).

ACTION:

Repaint areas suffering from weather damage.

Regular maintenance is required.



Photo - 23 Building elevation



Photo - 24 Weather damaged area to parapet wall and above main living room window

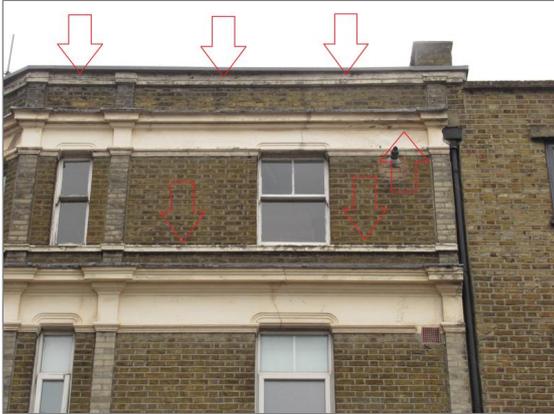


Photo - 25 Weather damage to decorations

D9 Other

Not applicable.

NI

E

Inside the property

Inside the property

Limitations on the inspection

A visual non-invasive inspection was carried out of all the parts of the property that could be seen without causing damage to the fabric or any fixtures, fittings, possessions or furnishings present at the time of inspection.

Checks were carried out for damp using a moisture-measuring meter where possible.

Inspection of the roof structure was not possible due to no access being present from within the property.

Floor surfaces were inspected where readily and safely accessible, but fitted floor coverings and furniture were not moved.

Sound insulation or noise is not commented on.

Personal possessions, including those within cupboards and wardrobes - for example pictures, mirrors, furniture, and other valuable or delicate objects - were not moved.

Secured panels and/or hatches were not removed.

As this is a leasehold property, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls and drainage services, all grounds and communal areas, driveways and garden areas. It would be prudent to understand the inspection and maintenance schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.



E1 Roof structure

Inspection of the roof structure was not possible due to no access being present from within the property.

NI

E2 Ceilings

TYPE/CONSTRUCTION:

The ceilings are made of modern plasterboard with a plaster skim finish. All ceilings are painted with white emulsion throughout.

2

NATURE OF INSPECTION:

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects.

CONDITION:

No significant defects were noted.

No evidence was seen of any unusual unevenness, cracking, bowing or other failure.

Hairline cracking is visible to the plaster-boarded ceiling in the hallway (see photos below). This is

not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

Hairline cracking is also visible to the plaster-boarded ceiling in the living room (see photos below). This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

There is perimeter junction cracking to the timber boxing in the kitchen and to the bathroom ceiling(see photos below). This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

During my inspection I noted a crude repair that has been carried out to the bathroom ceiling (see photos below). This appears to be an indication of a previous leak that could have possibly occurred in the roof. It would be prudent to understand the history of the repair and if there are any ongoing problems. Due to access restrictions, it was not possible to inspect either the roof void or the roof surface and so I was unable to carryout any further investigation.

ACTION:

Repair hairline cracking to the plaster-boarded ceiling in the hallway as necessary. It may be more cost effective in the long term to replaster the ceiling by applying a plaster skim and repainting. The ceiling would then have a cleaner appearance and would theoretically last another 60 years.

Fill and paint hairline cracking to the plaster-boarded ceiling in the living room as necessary.

Fill and paint perimeter junction cracking to the timber boxing in the kitchen as necessary.

Fill and paint perimeter junction cracking to the bathroom ceiling as necessary.

Further investigation of the crude repair that has been carried out to the bathroom ceiling, in order to confirm that there are no ongoing problems. However, there does not appear to be any immediate issue.

The property must be maintained in the normal way.

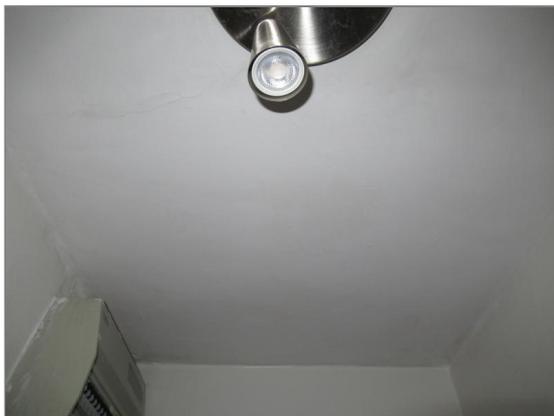


Photo - 26 Sporadic cracking to hallway ceiling - pic 1



Photo - 27 Sporadic cracking to hallway ceiling - pic 2



Photo - 28 Hairline crack to hallway ceiling



Photo - 29 Hairline crack to hallway ceiling



Photo - 30 Hairline crack to living room ceiling - pic 1



Photo - 31 Hairline crack to living room ceiling - pic 2



Photo - 32 Hairline crack to living room ceiling - pic 3



Photo - 33 Perimeter junction cracking to timber boxing in kitchen



Photo - 34 Repair to bathroom ceiling, possibly from previous leak



Photo - 35 Perimeter cracking to bathroom ceiling

E3 Walls and partitions

TYPE/CONSTRUCTION:

The internal walls are of timber stud construction.

2

NATURE OF INSPECTION:

All internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/damage.

Moisture meter readings were taken at regular intervals where access and wall construction/location permitted. Moisture meter readings can only provide a guide as to the presence of dampness and the recording of high readings can be affected by other factors, for example metallised wall finishes, chemical salts within internal plaster, or reactive materials below the plaster surface. A definitive and complete diagnosis for the presence of dampness, and the cause, will involve further testing requiring invasive methods that will cause some damage to the wall surfaces.

Where walls have been dry-lined, or are of timber stud or lath and plaster construction, as indicated, it is not possible to obtain moisture meter readings that might indicate whether dampness is present behind the finished decorated surfaces. Sometimes defects can exist within these areas but which are not apparent during a visual inspection.

CONDITION:

Some minor evidence of cracking was noted in the living room, to the wall that separates the living room and the kitchen (see photos below). However, no evidence was seen in the apartment of any cracking which might indicate that the property is subject to subsidence or unusual settlement.

There was evidence of shrinkage cracks to the plaster board on the inside faces of external walls in the living room and kitchen. This is not of structural concern. It is caused by normal thermal and mechanical movement of the building materials and is within acceptable tolerance levels.

There is a gap to the wall, above the front door in the hallway (see photo below).

All moisture meter readings recorded around the property were found to be within a normal range indicating that, in those areas that could be accessed, it is not affected by penetrating damp.

Internal walls are well maintained and surface finishes are in a serviceable condition.

Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and where fittings having been attached in the past.

ACTION:

Normal maintenance is required, including filling and redecorating cracks as necessary.

Some of the internal walls are dry-lined or of timber stud construction. This means that special fixings will be required where heavy objects are to be hung onto or attached to the walls as the plasterboard facing of the walls is not sufficiently strong to carry heavy weights. It will also be the case that picture hooks and other nailed-in fixings will only have a light hold within the wall facing.

As part of the legal process, your legal adviser should contact building control at the local council and obtain any records of any notifiable works completed, including removal of internal walls.



Photo - 36 Hairline crack to wall separating living room from kitchen - pic 1



Photo - 37 Hairline crack to wall separating living room from kitchen - pic 2



Photo - 38 Hairline crack to wall in living room



Photo - 39 Hairline crack to wall in living room, extends under map on wall



Photo - 40 Hairline crack to wall in kitchen



Photo - 41 Hairline crack to wall in corner of kitchen - pic 1



Photo - 42 Hairline crack to wall in corner of kitchen - pic 2



Photo - 43 Hairline crack to wall in corner of kitchen - pic 3



Photo - 44 Hairline crack to wall in corner of kitchen - pic 4

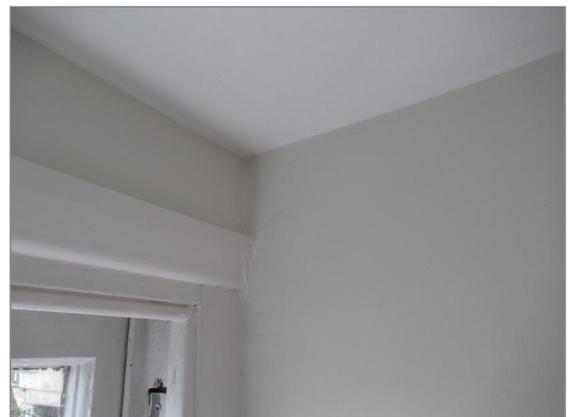


Photo - 45 Hairline crack to wall in kitchen



Photo - 46 Gap to wall above front door in hallway

E4 Floors

TYPE/CONSTRUCTION:

The ground floors are of suspended timber construction. The supporting floor joists are believed to span the building from left to right.

2

NATURE OF INSPECTION:

Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage.

CONDITION:

The timber floor is noticeably sloping towards a low point, that exists at the transition from the hallway to the living room (see photos below). This dip is due to the floor joist(s) at that location dropping/moving down slightly, which in turn creates the slopes observed in the floor. The possible cause for the movement of the floor joist(s) are numerous and it is not possible to pin point the exact cause without carrying out further intrusive investigation. The sloping floor at present is structurally sound.

I did note that the communal stairs leading to the apartment are also suffering from a similar defect(s), which is causing the stairs to slope from left to right if looked at when standing at the bottom of the stairs. You should enquire with the company that manages the building, as to what plans are in place to rectify the sloping stairs in the communal area.

Isolated boards are slightly squeaky, due to being nailed rather than screwed in place. Timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance.

Where access was possible to the floorboards I found no evidence of infestations by wood boring insects (commonly known as woodworm). It is recommended that, should the carpets or coverings be replaced, isolated floorboards should be lifted to assess whether there has been any insect attack to the boards and joists below.

ACTION:

Carry out further investigation of the sloping floor by lifting floorboards at the low point and exposing the joists below. Once cause has been identified it will then be possible to rectify the defect. Alternatively, you can do nothing and live with the sloping floor as it is structurally sound.

Floors should be monitored for any changes that occur in their level or springiness or noise, and

further investigations carried out should any such changes become apparent.

Should the carpets or coverings to the floor be replaced, isolated floorboards should be lifted to assess whether there has been any insect attack to the boards and joists below.

Enquiries should be made with the company the manages the building, as to what plans are in place to rectify the sloping stairs in the communal area.



Photo - 47 Sloping timber floor - photo taken from living room



Photo - 48 Sloping timber floor - photo taken from kitchen

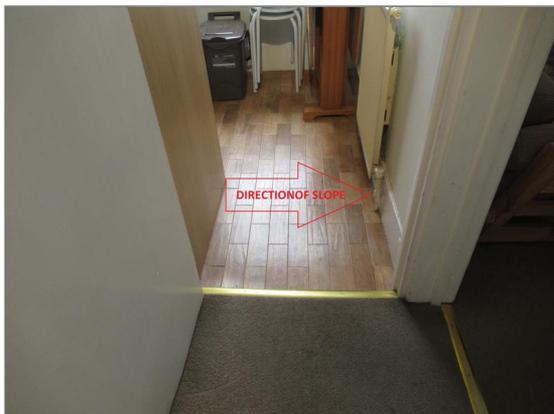


Photo - 49 Sloping timber floor - photo taken from hallway

E5 Fireplaces, chimney breasts and flues

There are no fireplaces, chimney breasts or flues associated with the property.

NI

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

TYPE/CONSTRUCTION:

The kitchen fittings include wall and base units, drawers, sink and worktops.

1

NATURE OF INSPECTION:

The fitted units were examined for general condition. A selection of cupboards and drawers were checked for normal operation. Built-in appliances were not checked for operation or safety.

Most of the cupboards were found to be full of stored food, crockery and other items, limiting inspection of the internal areas.

CONDITION:

The fittings are of a modern style and in good condition.

The flow of water at the kitchen sink was found to be within a normal range and considered to be suitable for the intended use. Hot water was obtained from the hot water tap.

There is no mechanical ventilation, such as an extractor fan or cooker hood, in the kitchen. This increases the risk of condensation affecting the property, which will in turn lead to damp and moulding. It is recommended that you install an extractor fan to improve ventilation.

The damper pad fitted to the underside of the kitchen sink (see photo below), may be made of a material that contains small amounts of asbestos. In its current state it would not present any health risk if it did contain asbestos. It does not need to be removed but should be removed and disposed of correctly in the event that the sink is replaced.

ACTION:

Install extractor fan to control condensation.

Maintain, repair or replace units as necessary.



Photo - 50 Kitchen - pic 1



Photo - 51 Kitchen - pic 2



Photo - 52 Kitchen - pic 3



Photo - 53 Damper pad fitted to underside of kitchen sink

E7 Woodwork (for example, staircase joinery)

TYPE/CONSTRUCTION:

The internal woodwork includes such items as doors, frames and skirtings. The built-in fittings include such items as fitted wardrobes and cupboards.

2

NATURE OF INSPECTION:

All internal doors were checked for normal operation and other woodwork examined for a range of defects.

Woodwork was also examined for evidence associated with movement of the structure of the property, woodworm and other infestations, and general condition and usage.

Fitted wardrobes and cupboards were checked for general condition and normal operation of doors.

CONDITION:

The fittings were found to be in a serviceable condition and with no significant defects. However the latches on both the kitchen and bathroom doors did not engage when the doors were closed (see photos below).

All doors within the property were found to open and close without fouling on their frames, suggesting that no unusual movement of the structure has occurred since the doors were installed.

Due to the closeness in proximity of the kitchen and bathroom doors to each other, it was noted that the bathroom door is fouled by the kitchen door when opened fully (see photos below). This has led to impact damage to the kitchen door which will get progressively worse if not addressed (see photos below).

It was noted that the bottom of the kitchen door indents, when the door stop is inserted beneath the door, as shown in the photo below.

As mentioned in previous section of this report, most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

ACTION:

Enlarge the latch aperture on both the kitchen and bathroom doors, to enable the latch to engage when doors are closed.

Change the kitchen door stop to a more suitable type which will not damage the door.

Protect kitchen door from repeated impact of bathroom door.

Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.

Be aware that previous owners may have distributed multiple sets of keys for the front door to individuals not known to you. When purchasing a property, you should consider the cost of replacing the door locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.



Photo - 54 Bathroom door



Photo - 55 Latch to bathroom door does not engage when door is closed



Photo - 56 Kitchen door



Photo - 57 Latch to kitchen door does not engage when door is closed



Photo - 58 Bathroom door fouls kitchen door when opened



Photo - 59 Impact damage to kitchen door from bathroom door when opened



Photo - 60 Bottom of kitchen door indents when door stop inserted beneath the door

E8 Bathroom fittings

TYPE/CONSTRUCTION:

The bathroom comprises a WC, a shower and a hand wash basin.

2

NATURE OF INSPECTION:

Where possible, all sanitary fittings were checked for normal operation.

Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time. Hot taps were left running until hot water became available. Toilets were all flushed at least twice. Showers were operated to check general flow.

Inspection was made to identify any obvious leaks sourced from sanitary fittings. However, it is not possible to examine waste, or other, pipework and joints, where they are concealed beneath baths, shower trays, etc.

CONDITION:

The fittings are of a dated and basic style and it is anticipated that most new owners would replace them, in their entirety, upon occupation of the property.

The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. Hot water was obtained from all hot tap outlets.

There is no mechanical ventilation in the bathroom. This increases the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling. It is strongly advisable to install an extraction fan to improve ventilation.

The rubber sealant to the shower tray is old and worn (see photo below).

There is water damage apparent to the bathroom cupboard door located next to the toilet (see photo below).

ACTION:

Maintain, repair or replace units as necessary.

Install mechanical ventilation to the main bathroom.

The rubber sealant to the shower tray needs to be scraped out and the shower tray resealing.

Regular maintenance of all seals to the shower in order to prevent water displacement.

Replace and repair bathroom units and cupboard doors as necessary.



Photo - 61 Bathroom - pic 1



Photo - 62 Bathroom - pic 2



Photo - 63 Worn seal to bathroom shower tray



Photo - 64 Water damage to bathroom cupboard door located next to the toilet

E9 Other

Not applicable.

NI

F

Services

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

Services

Limitations on the inspection

A visual non-invasive inspection of the services was carried out. Specialist tests were not conducted but services were checked through their normal operation in everyday use. If any services (such as the boiler or mains water) were turned off, they were not turned on for safety reasons and the report will state that to be the case.

The reports only comments on the services covered in this section (electricity, gas, oil, water, heating and drainage). All other services and domestic appliances are not included in the inspection: for example security and door answering systems, smoke alarms, television, cable, wireless and satellite communication systems, cookers, hobs, washing machines and fridges (even where built in).

Competent Person Schemes:

Competent person self certification schemes (commonly referred to as competent person schemes) were introduced by the Government in 2002 to allow registered installers (i.e. businesses, mostly small firms or sole traders), who are competent in their field, to self-certify certain types of building work as compliant with the requirements of the Building Regulations.

These schemes offer benefits to the building industry and consumers:

- scheme members save time by not having to notify in advance and use a building control body (i.e. a local authority or a private sector approved inspector) to check/inspect their work
- consumers benefit from lower prices as building control charges are not payable. The schemes help to tackle the problem of cowboy builders by raising standards in the industry and enabling consumers to identify competent installers. They also allow building control bodies to concentrate their resources on areas of higher risk.

Any works undertaken to these services should be carried out only by a suitably qualified competent person. Examples of Competent person schemes are Gas Safe Register, CIGA, CERTASS, Competent Roofer, FENSA, HETAS, NAPIT, OFTEC.



F1 Electricity

Safety warning: *The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact the Electrical Safety Council.*

TYPE/CONSTRUCTION:

There is an underground mains electrical supply to the property. The consumer unit [fuse box] is located in the hallway of the apartment. The electric meter is located in a locked cupboard in the communal hallway.

3

It is assumed that a single rate meter is installed at the property. However, due to the meter cupboard being locked, it was not possible to confirm this during the survey.

NATURE OF INSPECTION:

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

CONDITION:

No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view.

The number of socket outlets in each room was not fully visible. However, as would have been the case at the time of converting the property into apartments, only one or two outlets would have been provided in each room. This is less than is generally required for current lifestyles and it is likely that you will wish to have further sockets added. This work should be carried out only by a qualified electrician.

Observed Issues

- The light fitting to the bathroom is not to current standards. All such fittings to bathrooms are required to have the correct Ingress Protection (IP) ratings for dust and moisture. A new fitting specifically designed for bathrooms should be installed.
- The sockets and switches appear to be dated and are poorly located.
- One of the lights in the hallway light fitting is not working (see photo below). This could have been due to a blown light bulb, however it was not possible to verify this during my inspection.
- One of the lights in the living room light fitting is not working (see photo below). This could have been due to a blown light bulb, however it was not possible to verify this during my inspection.

ACTION:

Replace possible blown light bulbs in the hallway and living room. If the lights are found to be faulty, repair as necessary.

NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all of the fixed wiring and equipment within the apartment. You can get further information from the Electricity Safety First at <https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/>

Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required. At the time of the survey no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person.

There is no legal requirement on the seller of a house to provide an up-to-date Electrical

Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.



Photo - 65 Consumer unit located in hallway of apartment



Photo - 66 Light in hallway light fitting not working



Photo - 67 Light in living room light fitting not working

F2 Gas/oil

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

TYPE/CONSTRUCTION:

There is a mains gas supply, the supply pipe enters the property under the timber floor and to the boiler. The gas supplies the combination condensing boiler but not the kitchen services as these are electric. The gas meter is located under the kitchen sink, towards the back of the cupboard (see photo below).

3

NATURE OF INSPECTION:

A visual inspection was carried out and the system was inspected for any obvious signs of damage or leakage. It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only.

CONDITION:

No significant defects were noted. However, at the time of the survey no documentation was seen

to verify that a gas safety check has been carried out in the last 12 months. The installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

Also see 'Section F4 Heating' regarding the general safety and servicing of the complete Gas system.

ACTION:

Monitor the valves for signs of corrosion or degradation.

The Gas Safe website called 'Buying a new home', states:

'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'

'Safety check' - As a minimum, this must check:

- *Appliances are positioned in the right place;
- *Any flue or chimney serving appliances are safe and installed correctly;
- *There is a good supply of combustion air (ventilation) to appliances;
- *The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.



Photo - 68 Gas meter

F3 Water

TYPE/CONSTRUCTION:

There is a mains water supply. The incoming mains pipework is copper. Stop taps are located both under the kitchen sink and under the bathroom hand wash basin (see photos below).

1

The water installation is of the more modern unvented (direct) system style. This does not require a cold water storage tank and all the cold water draw-off points are fed directly off the mains supply.

As the property is fitted with a combination boiler there are no hot or cold water tanks used with the

system.

NATURE OF INSPECTION:

The visible parts of the system were checked for any obvious signs of leaking, damaged pipes, correct covering and insulation, and other evidence of defects. Water taps were operated to check for flow and drainage.

CONDITION:

No significant defects were noted.

The flow of water at all outlets was found to be within a normal range.

The property is fitted with a combination (or "combi") boiler. Unlike a traditional domestic system, there are no hot or cold water tanks, and mains water is heated directly by the boiler to supply hot water to taps and radiators. When the incoming water temperature is lower, for example in winter, it will take longer to heat water to the same temperature as in the summer, and so the flow rate, at taps and other outlets, will be reduced. Similarly, when more than one water outlet within the property is operated at the same time, the flow rate will drop.

It is also common, where a combi boiler is installed, to experience a delay before hot water reaches tap outlets. The reason is that all the water sitting in the boiler's heat exchanger, and in the pipe run between the boiler and tap, has to be expelled before warm water flows through.

ACTION:

Check the installation for evidence of leaks or other defects on a regular basis i.e. approximately every 6 months, or sooner. Leaks most often occur at pipe joints and where pipes are subject to movement or physical damage, such as airing cupboards, roof spaces and under sinks.

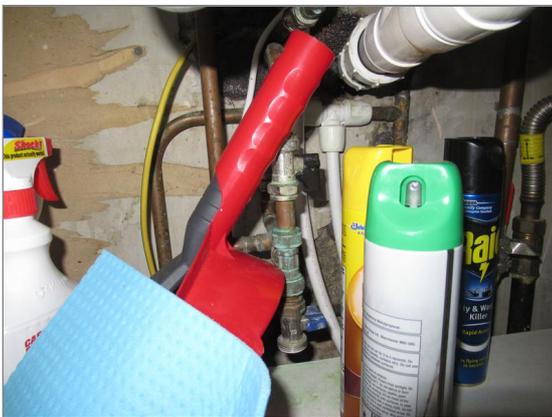


Photo - 69 Stop taps below kitchen sink - pic 1



Photo - 70 Stop taps below kitchen sink - pic 2



Photo - 71 Stop taps below bathroom hand wash basin

F4 Heating

TYPE/CONSTRUCTION:

The heating and hot water is provided by a gas-fired combination condensing boiler which is located in the kitchen.

The boiler is a Baxi Combi 80e. On the BRE Product Characteristics Database (PCDB) this boiler is shown as having a SAP 2009/12 annual efficiency rating of 78.6%.

It is believed that this model was manufactured between 2001 and 2011.

As a guide, most modern condensing boilers have an efficiency of around 85-90%.

It is understood that the boiler was fitted in 2007.

Heating is distributed by radiators in most rooms.

There are thermostatic radiator valves on all radiators in the apartment. No wall thermostat or programmer were noted to control the heating system.

NATURE OF INSPECTION:

The heating in the property was turned off at the time of the survey, preventing checks of any associated services or fixtures being conducted.

A visual inspection was carried out of the radiators, pipework and boiler to detect leaks, corrosion and other common defects.

It is not possible to fully assess the condition and safety of a gas installation on the basis of a visual inspection only.

CONDITION:

At the time of the survey, no documentation was seen to verify that a safety check had been carried out. The installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

The combi boiler was not in operation during the survey but when hot taps were checked hot water was delivered. No visible repairs were noted but the boiler is due a service. We would recommend seeing the results of the boiler servicing which should include an inspection of the flue, and observing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom.

No evidence was seen to suggest that an inhibitor has been added to the heating system recently

3

to prevent a build-up of sludge in the pipework and radiators. It is therefore recommended that the system be flushed through and an inhibitor added. We have included photos of the radiators installed in the apartment, in order to show the age of the heating installation (see photos below).

Note: Combination boilers can only provide hot water to one appliance at a time (usually the appliance closest to the boiler.) Consequently if there is more than one demand for the boiler at a time the appliances further away can get reduced levels of hot water.

As the boiler is a fairly recent model, there is a reduced risk of any hidden issues being present. However, it is still advisable to seek confirmation as to the operational safety of the complete system.

Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person.

You can get more information, or find a Gas Safe registered engineer
<https://www.gassaferegister.co.uk/find-an-engineer/>

ACTION:

Flush through radiator system and add inhibitor.

Normal maintenance servicing must be continually undertaken.

Commission a full test and inspection of the gas installation. This is to be undertaken by a qualified gas safety engineer.

The Gas Safe website called 'Buying a new home', states:

'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'

'Safety check' - As a minimum, this must check:

- *Appliances are positioned in the right place;
- *Any flue or chimney serving appliances are safe and installed correctly;
- *There is a good supply of combustion air (ventilation) to appliances;
- *The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.



Photo - 72 Combi condensing boiler - pic 1



Photo - 73 Combi condensing boiler - pic 2



Photo - 74 Radiator in living room



Photo - 75 Radiator in kitchen

F5 Water heating

See section F4 Heating.

3

At the time of the survey, no documentation was seen to verify that a safety check had been carried out. The installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition. This is the reason for the '3 Condition Rating' and not because of any specific fault observed during the survey.

F6 Drainage

TYPE/CONSTRUCTION:

The property is understood to be connected to mains drainage, however due to access limitations we were unable to carry out an inspection. Your conveyancer should confirm this to be the case and advise the water authority to whom fees are payable in respect of sewerage.

1

NATURE OF INSPECTION:

It should be noted that the underground drainage network was not inspected with the use of cameras and therefore no assessment could be made of the condition of the drains other than at the inspection chambers described above.

CONDITION:

Internally, all taps were run and WC flushed, and water was seen to be running clear from the internal services.

ACTION:

Drains should be regularly inspected to ensure they remain free from blockages, tree root damage or other obstructions.

F7 Common services**TYPE/CONSTRUCTION:**

There is a communal alarm system installed at the property. The alarm control panel is located in the communal hallway. This services the communal areas only and is not linked to the ground floor flat that was inspected.

1

NATURE OF INSPECTION:

A visual inspection was restricted to locate television aerials and satellite dishes at the property. No specific checks were made to confirm connections to/from the aerials or dishes or their effectiveness of providing a signal.

CONDITION:

No significant defects were noted.

ACTION:

You should ensure that any required services, such as cable, satellite or internet facilities are available to meet your specific needs.

Examine all fittings regularly to ensure that they are secure.

G

Grounds (including shared areas for flats)

Grounds (including shared areas for flats)

Limitations on the inspection

The condition of the boundary walls and fences, outbuildings and areas in common (shared) use was inspected from within the grounds and any public areas, but not from neighbouring private property.

The report provides a summary of the general condition of any garden walls, fences and permanent outbuildings. Buildings containing swimming pools and sports facilities are treated as outbuildings, but the report does not comment on the leisure facilities, such as the pool itself and its equipment.



G1 Garage

There is no garage associated with the property.

NI

G2 Permanent outbuildings and other structures

There are no outbuildings associated with the property.

NI

G3 Other

COMMUNAL AREA

2

TYPE/CONSTRUCTION:

A communal area is present to provide access to all apartments within the building. A communal entrance door and lobby area is also present.

As the property is a flat, there will be a level of shared liability for the maintenance and upkeep of some or all external aspects and services to the block. This may include the roof structure, external walls and drainage services, and all grounds, driveways and garden areas. Internally this may include the communal lobby area.

NATURE OF INSPECTION:

The common and shared areas around the property were inspected for any indications of land failure or movement, or other defects that would have a material effect on the property as a whole.

CONDITION:

As mentioned in an earlier section of the report, the communal stairs leading to the apartment, slope from left to right if viewed from the bottom of the staircase. You should enquire with the company that manages the building, as to what plans are in place to rectify the sloping stairs in the communal area.

ACTION:

The purchaser should satisfy themselves as to their likely liabilities for the repair and maintenance of common areas and parts. It would be prudent to understand the inspection and maintenance

schedule, and to understand when all shared elements were last inspected in detail and if there are any current works planned.

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

No issues were noted by the surveyor during the course of the survey.

H2 Guarantees

You should ask your legal adviser to confirm whether the property has a warranty certificate and the implications, if any.

H3 Other matters

If you are buying a leasehold property it is important that you discuss with your legal advisors the nature of the lease and your rights and responsibilities in respect of the property.

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease. Other than in Scotland, most flats and maisonettes and a few other properties are leaseholds.

Your legal advisers are responsible for checking the lease for you, but they do not normally see the property. The surveyor may note specific features that may have legal consequences.

These matters will be set out in your report and you should give a copy to your legal advisers immediately.

The surveyor assumes that:

- * if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
- * if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
- * you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
- * all the leases are the same in all important respects if there is more than one leaseholder;
- * there is no current dispute, claim or lawsuit relating to the lease;
- * the lease has no particularly troublesome or unusual restrictions;
- * the unexpired term of the lease is 70 years (that is, the lease has at least 70 years still to run); and
- * the property is fully insured.

When calculating the reinstatement cost (where included), the surveyor assumes that the property is insured under a satisfactory policy covering the whole building. (The 'reinstatement cost' is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.)

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions:

- (a) Are the other flats occupied by owners or tenants?
- (b) Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- (c) Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
- (d) Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
 - * general cleaning;
 - * maintaining and repairing the shared parts;
 - * repairs to the main structure;
 - * shared heating systems; and
 - * repairing and maintaining lifts?
- (e) How much is the ground rent?
- (f) How much was the last paid maintenance or service charge and what period did it cover?
- (g) Are the service charge accounts satisfactory and up to date?
- (h) Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
- (i) Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for:
 - * any lifts;
 - * the fire escapes and fire alarms;
 - * the security systems;
 - * any shared water and heating systems; and
 - * other shared facilities?
- (j) Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
- (k) Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area?
- (l) Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- (m) Are there any unusual restrictions on the sale of the property? If the property is a leasehold house, it is not likely to share responsibilities with other building owners, and so may not involve management companies, service charges, etc.

You should ask your legal advisers to confirm this.

You may also want them to investigate the possibility of buying the freehold (which might be complicated).



Risks

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

Risks

I1 Risks to the building

The British Geological website indicates that the ground is of London Clay Formation, which is a flexible base and some slight seasonal movement is to be expected.

Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

I2 Risks to the grounds

Based on a postcode search only, the property is not understood to be in a flood risk area. Further information can be obtained from <https://www.gov.uk/check-flood-risk>
No specific information was obtained about the risks of pluvial flooding (rain-related flooding, especially in urban areas).

You should check with your insurers that cover is available for the property, at normal rates, and without special conditions, prior to the exchange of contracts.

Note that flooding can occur outside designated flood risk areas. The Environment Agency are constantly updating their data to reflect any new incidents of flooding or any increased risks of flooding. This publicly available information should be used to indicate a level of risk to the property. You should consult your legal advisor with regards to the options for carrying out a full environment search.

I3 Risks to people

The property is in a postcode area normally affected by low levels of naturally occurring Radon Gas emitted from the ground.

Radon is a radioactive gas, we can't see, smell or taste it. You need special equipment to detect it.

It comes from the rocks and soil found everywhere in the UK. The radon level in the air we breathe outside is very low but can be higher inside buildings.

Radon produces a radioactive dust in the air we breathe. The dust is trapped in our airways and emits radiation that damages the inside of our lungs. This damage, like the damage caused by smoking, increases our risk of lung cancer.

Radon maps can indicate if your home is in an area generally affected by radon, but cannot identify if a particular property is affected. Radon may affect one property, but not another in the same street or even next door.

Testing for radon requires a kit from UKradon, at a cost of around £50, and takes 3 months to complete. If the test identifies a high risk of radon then it can usually be removed by increasing ventilation, particularly in sub-floor areas. The cost of this will vary but is usually in the range of £500-£2000.

You can obtain more information from UK radon, the reference site on radon from Public Health England at www.ukradon.org

I4 Other risks or hazards

It is understood that the property is not located within an area that falls within a block of land offered by the Oil & Gas Authority (OGA) for applications to obtain a Petroleum Exploration and Development Licence (PEDL). Such licences may include permission to carry out fracking.

There is no evidence that the property is located on or immediately adjacent to a former landfill site.

No evidence of any Japanese Knotweed was noted by the surveyor during the course of the survey.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0805190

Qualifications

BEng(Hons), AssocRICS, MCIQB, MRPSA

Company

Surveying People

Address

6th Floor, 2 Lakeside Drive, Park Royal,, London,, Middlesex,, NW10 7FQ.

Phone number

020 8203 1281

Email

info@surveyingpeople.com

Website

www.surveyingpeople.com

Property address

Flat 7,
Example Road,
London,
WC1X 7DR

Client's name

Joe Bloggs

Date the report was produced

21th March 2022

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

Signature



K

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

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

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or 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 (survey only) service and terms of engagement

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

The service

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) 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 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

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

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

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

Risks

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

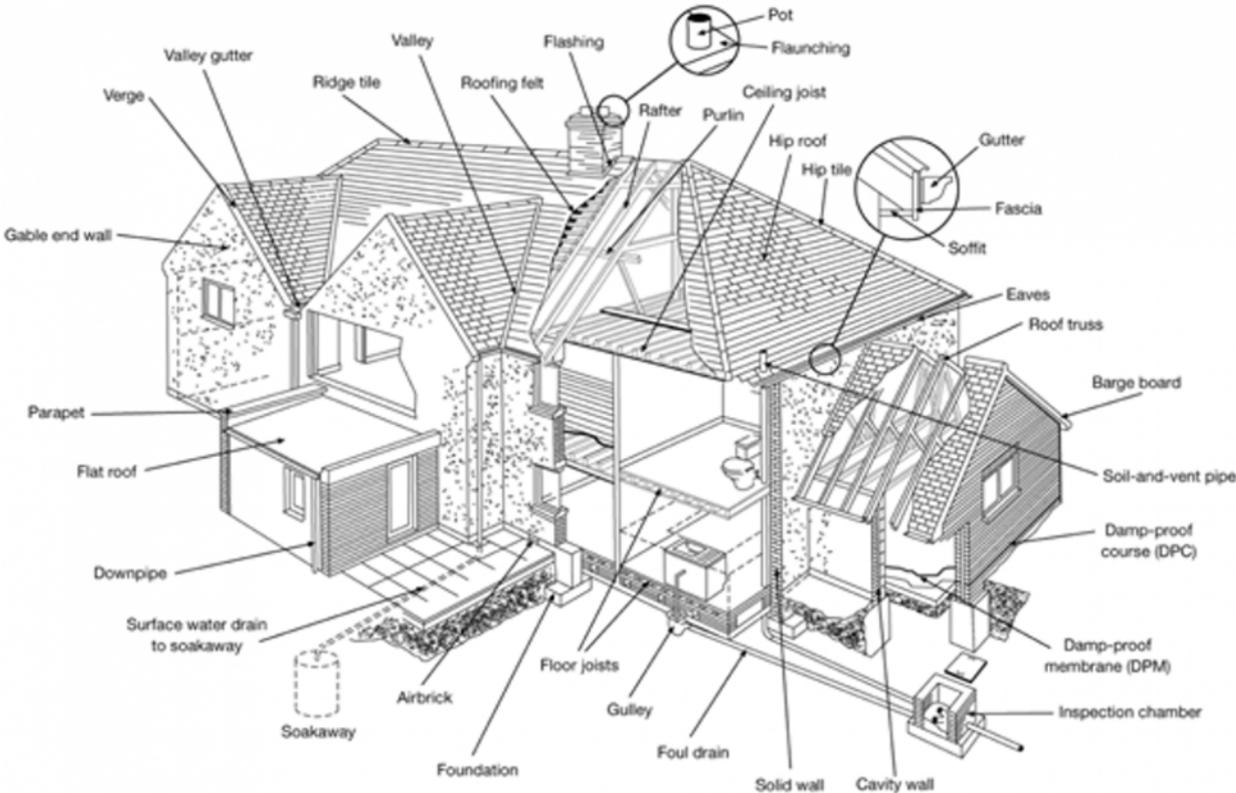
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

You should know...

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

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

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

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

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