Surveying People

RICS

LEVEL 3

Your survey report

Property address

6 Leicester Road,
London,
N2 8EB

Client's name

Joe Bloggs

Inspection Date

20th October 2023

Surveyor's RICS number

0805190

3

Contents

A

About the inspection and report

This RICS Home Survey – Level 3 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 survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you Zara Craven confirmed your instruction to us Surveying People, for a full list of exclusions.

A

About the inspection

Surveyor's name

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

Surveyor's RICS number

0805190

Company name

Surveying People

Date of the inspection

20th October 2023

Report reference number

BC20102023RR

Related party disclosure

There are no known relevant conflicts of interest

Full address and postcode of the property

6 Leicester Road,
London,
N2 8EB

Weather conditions when the inspection took place

When I inspected the property, the weather was wet following wet weather. The temperature was recorded at 12°C.

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, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

B Condition ratings

Overall opinion of 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'.

R

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.

3

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
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
E1	Roof structure
E3	Walls and partitions
F1	Electricity
F2	Gas/oil
F4	Heating
G3	Other

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D1	Chimney stacks
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
D8	Other joinery and finishes

Element no.	Element name
E2	Ceilings
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings

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
F3	Water
F6	Drainage
G2	Permanent outbuildings and other structures

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
D9	Other
E9	Other
F5	Water heating
F7	Common services
G1	Garage

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Suspected rising damp was identified to numerous walls throughout the property (refer to section 'E4 Walls and partitions' for further information). Further investigation will be required to ascertain the extent of the suspected rising damp noted and the cost of any remedial works.

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 mid-terrace house arranged over two floors.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was constructed between 1900 - 1920.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.
The main roof is pitched and covered with slate tiles.
The main walls are of solid brick construction.
The ground floor is of suspended timber construction. The floor construction on the first floor is of suspended timber.
The windows have uPVC frames with double glazing.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	2		2		1			1	Dining room
First		4	1	1					

Means of escape

The means of escape for this property are the front and rear doors.

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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

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 64, band D. The potential rating is given as 85, band B.

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

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

- Intstall Flat roof or sloping ceiling insulation
- Install internal or external wall insulation
- Install floor insulation (suspended floor)
- Install low-energy lighting
- Install Heating controls (room thermostat and TRVs)
- Install solar water heating
- Install solar photovoltaic panels

The full certificate is available from www.epcregister.com

Issues relating to the energy efficiency rating

No issues have been identified.

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

None noted.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

The property has a garden to the rear.
There is no garage associated with the property.
There are no outbuildings associated with the property.
There is on-street parking available.

Location

The property is located within the London Borough of Barnet.
The property is located in a residential area on a secondary road. I did not hear an excessive amount of noise from the road during my time at the property. However, you should satisfy yourself as to the levels of noise associated with the road at various other times.

Facilities

The property is within walking distance of all local amenities.

Local environment

I am not aware of any issues in the local environment.

Other local factors

None noted.

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 by using binoculars, a ladder, or with the aid of a drone equipped with a high definition camera.

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.

1 2 3 NI

D1 Chimney stacks

2

TYPE/CONSTRUCTION:
There are two chimney stacks associated with the property. The chimney stacks are both brick built with a pointed finish.

The chimney stack to the left-hand side of the roof has eight chimney pots, of which four provide for flues to the subject property. The flashings at the base of the stack, at the junction with the roof slopes, are lead.

The chimney stack to the right-hand side of the roof has three chimney pots, which provide for flues to the subject property. The flashings at the base of this stack, at the junction with the roof slopes, are also lead.

NATURE OF INSPECTION:
The chimney stacks were examined from ground level with the aid of binoculars and from above with the aid of a drone, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, pointing damage and other evidence of failure.

CONDITION:
No significant defects were noted and the chimney stacks were found to be structurally stable.

No evidence was seen of any unusual cracking or other failure, or of unusual wear of the bricks or render.

Minor cracking was noted to the flaunching of both chimney stacks. However, this cracking is minimal and is to be expected as the concrete flaunching ages and weathers.

The lead flashings at the base of both chimney stacks are in a general serviceable condition.

The chimney pots of the chimney stack to the left-hand side of the roof have been left uncapped. If any pots are left uncapped then rain can penetrate the flues and damp can appear inside the

property on the chimney breasts. Providing fireplaces are regularly used then any penetrating moisture will dry out, however if fireplaces are used infrequently, or there are no fireplaces present, then cowls are necessary to prevent moisture ingress to the flue and vent the chimney breast.

ACTION:
Repair cracks to the concrete flaunching on both chimney stacks of the property.

Install chimney cowls to uncapped chimney pots.

The chimney stacks should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather.

Photo - 2 Left-hand chimney stack

Photo - 3 Left-hand chimney stack side view

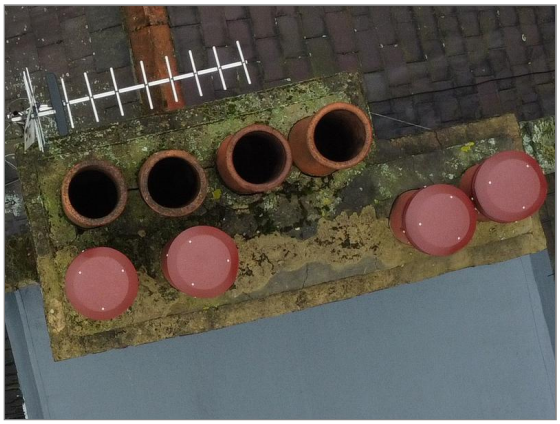


Photo - 4 Left-hand chimney stack as viewed from above

Photo - 5 Right-hand chimney stack

Photo - 6 Right-hand chimney stack side view

Photo - 7 Right-hand chimney stack as viewed from above

D2 Roof Coverings

3

TYPE/CONSTRUCTION:
The main roof slopes are pitched and covered with slate tiles. All ridge tiles are clay. The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear.

The flat roof to the rear of the property is covered with bituminous (also known as "torched") felt.

NATURE OF INSPECTION:
The roof pitches were examined from ground level with the aid of binoculars and from the air with the aid of a drone fitted with a high definition camera. The roof pitches were inspected for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

The flat roof was examined from above with the aid of a drone fitted with a high definition camera. Due to the absence of specified safe walking areas the flat roof was not traversed. Inspection was made for indications of failure of the surface, holes, depressions, and other common defects.

CONDITION:
Pitched Sections
No significant defects were noted and the roof was found to be structurally stable.

No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing.

All tiles seen were in a serviceable condition with no evidence of any major failures or defects. There are a small number of slipped, chipped and cracked tiles visible on the main roof pitches. The number of damaged tiles is within a normal range for a roof of this type and age and would not significantly affect the performance of the roof at this stage.

The top line of ridge tiles is even with no evidence of any undue levels of flexing or bowing.

The mortar beneath the ridge tiles is complete and intact with no evidence of any major weathering.

The mortar at the verges (side most run of tiles) is complete and intact with no evidence of any

major weathering.

Observed Issues
- Broken ridge tiles were noted to the front elevation of the main roof (see photo below).
- A broken tile was noted to the front elevation of the main roof (see photo below).
- Damp staining was noted to the front elevation left-hand parapet wall (see photo below).
- Gaps were noted between the tiles on the rear elevation main roof (see photo below). This will allow rainwater ingress to the timber structure of the roof, leading to damp and rot (refer to section 'E1 Roof structure' for further information).
- Moss growth was noted to the joints of the coping stones of the parapet walls (see photo below). This is the likely causing the damp staining noted to the parapet walls. Rainwater is gathering at the joints and cascading down onto the parapet walls below.
- Mortar was noted to be missing from the joints of the coping stones of the parapet walls (see photo below). This is the likely causing the damp staining noted to the parapet walls. Rainwater is gathering at the joints and cascading down onto the parapet walls below.

Flat Sections
The flat roof to the rear of the property is in a serviceable condition.

No ponding was visible, and no damp was located on the underside. No levels of blistering or tears were noted to the felt. The upstands were complete.

Compared to traditional coverings such as tiles and slates, most bitumen felt roofs have a typical life of 10-25 years. They are also prone to sudden failure and leakage. Periodic re-covering will therefore be necessary. When this is undertaken, the supporting structure may also need some attention.

Observed Issues
- Gaps were noted to the lead flashing on the flat roof (see photo below).

ACTION:
Pitched Sections
Replace the broken ridge tiles as required.

Repair or replace slipped or missing tiles so that there are no gaps between roof tiles for rainwater to penetrate.

Repair the mortar to the joints of the coping stones as necessary.

Carry out normal maintenance including removal of moss build-up.

Carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced.

Flat Sections
Ideally you should anticipate that the flat roof will require normal maintenance for the short to medium term but you should allow for recovering in 5-10 years time. There is no evidence of failure at present.

The most likely areas where deterioration will occur are at the joints. When any recovering is undertaken, the supporting structure may also need some attention.

Photo - 8 Main roof front elevation

Photo - 9 Main roof side elevation

Photo - 10 Main roof rear elevation

Photo - 11 Main roof as viewed from above

Photo - 12 Broken ridge tiles were noted to the front elevation of the main roof

Photo - 13 Broken ridge tiles were noted to the front elevation of the main roof

Photo - 14 A broken tile was noted to the front elevation of the main roof

Photo - 15 Damp staining was noted to the front elevation left-hand parapet wall

Photo - 16 Gaps were noted between the tiles on the rear elevation main roof

Photo - 17 Gaps were noted between the tiles on the rear elevation main roof

Photo - 18 Moss growth was noted to the joints of the copping stones of the parapet walls

Photo - 19 Mortar was noted to be missing from the joints of the copping stones of the parapet walls

Photo - 20 Flat roof to the rear of the property

Photo - 21 Gaps were noted to the lead flashing on the flat roof

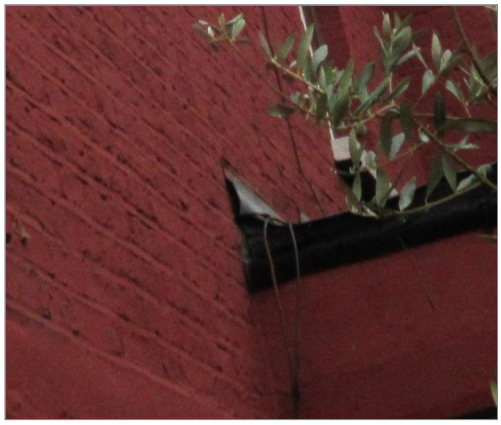


Photo - 22 Gaps were noted to the lead flashing seals of the flat roof

D3 Rainwater pipes and gutters

3

TYPE/CONSTRUCTION:
The rainwater gutters and downpipes are uPVC .
The soil & vent pipe is cast iron.
The waste pipes from the kitchen and shower rooms are integral to the property.

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 it was dry at the time of survey only a limited assessment could be made as to the effectiveness of the rainwater fittings.
The soil & vent pipe was examined for any signs of damage, leakage, correct supports, cracking and evidence of significant wear.

CONDITION:
The gutters and rainwater pipes to the property are currently in a serviceable condition. However, there is staining to the rainwater pipes at several locations around the property. This is an indication that there are leaks at the joints where staining is apparent. If not rectified this could cause damage to the external walls, leading to possible water penetration and damp to the internal faces of the walls. Prolonged leakages may also cause damage to foundations.

Observed Issues
- A slipped tile was blocking the guttering on the front elevation (see photo below). This is likely to cause rainwater to overflow the guttering at this location.
- Staining was noted to the joints of the downpipe on the front elevation (see photo below).
- Staining was noted to the bathroom waste pipe on the rear elevation (see photo below).
- Slipped tiles were blocking the guttering on the rear elevation (see photo below). Rainwater is thought to be overflowing the top of the guttering and running down the rear elevation wall at this location. This is thought to be leading to water penetration to the rear elevation wall and the high moisture meter readings and cracked plaster noted on the bedroom walls to the rear left of the property (refer to section 'E3 Walls and partitions' and 'D4 Main walls' for further information).
- Items were noted to be blocking the guttering on the rear elevation (see photo below).

The soil & vent pipe is in a serviceable condition. No evidence of any leaks were noted.

All gullies were clear at the time of the survey with no evidence of any flooding or other drainage problems. However, gullies require regular clearing of any debris that will accumulate over relatively short periods of time.

ACTION:
Once the slipped tiles have been removed from the guttering (refer to section 'D2 Roof covering' for further information), then rainwater should discharge adequately through the guttering.

All leaking gutters, rainwater pipe joints and waste pipes must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.

Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks.

Rainwater pipes and gutters must be maintained in the normal way.

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.

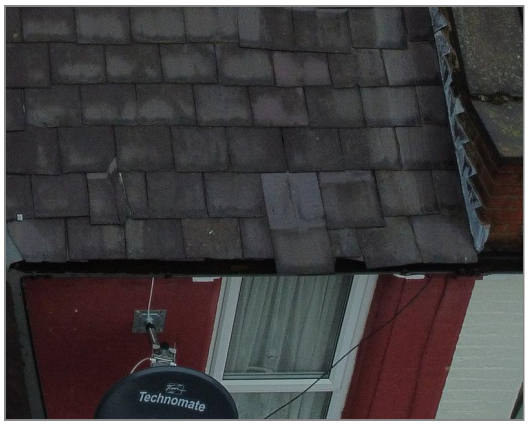


Photo - 23 A slipped tile was blocking the guttering on the front elevation

Photo - 24 Staining was noted to the joints of the down pipe on the front elevation

Photo - 25 Staining was noted to the bathroom waste pipe on the rear elevation

Photo - 26 Slipped tiles were blocking the guttering on the rear elevation

Photo - 27 Items were noted to be blocking the guttering on the rear elevation

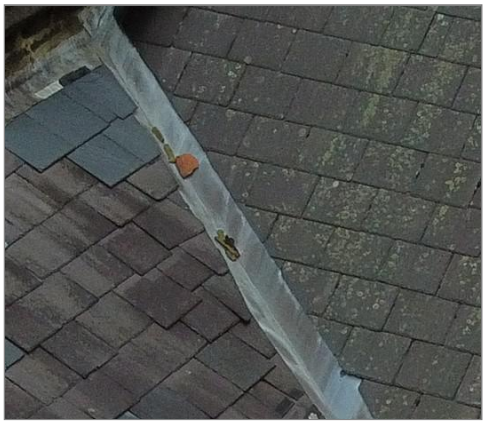


Photo - 28 Items were noted to be blocking the guttering on the rear elevation

D4 Main walls

3

TYPE/CONSTRUCTION:
The outside walls are of solid brick construction with a pointed and render finish to the front and rear elevation walls.

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 property however, no DPC can be seen at the base of the walls (see photo below).

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 walls were examined at ground level with the aid of binoculars, from vantage points within the grounds of the property and from 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.

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.

The mortar pointing between the bricks of the external walls, is in an overall serviceable condition.

The surface of the external walls have been painted. Painted brickwork holds moisture into the bricks, unless the paint is breathable to allow the moisture to release as water vapour. If the external paint is not breathable, the bricks will continue to be saturated and hold water, creating damp and thereby accelerating the deterioration of the brick and surrounding mortar pointing, especially during the winter months.

Observed Issues
- Gaps were noted in the mortar pointing on the front elevation (see photo below). Gaps to the mortar pointing leads to moisture and damp to the walls externally and internally.
- Damp was noted at the base of the walls on the front elevation (see photo below). This is likely due to the damp proof course at ground level [waterproofing to prevent rising damp] being absent. In addition, high moisture meter readings were noted inside the property, on the wall adjacent to the front door (refer to section 'E3 Walls and partitions' for further information), indicating that some walls have been affected by rising damp. Properties without a DPC remain vulnerable to rising damp, which given the right conditions could arise in the future.
- Damp was noted to the brickwork on the front elevation (see photo below).
- An uncovered vent was noted to the rear elevation wall (see photo below).
- Gaps were noted in the mortar pointing on the rear elevation (see photo below).
- Damp was noted to the brickwork on the rear elevation (see photo below).

ACTION:
Further investigation will be needed to identify the extent of the rising damp and the cost of any remedial works. I would suggest installing a retrofitted injected damp proof course in order to protect against further rising damp to the external walls. You may also have to carry out other additional work that could typically include replacing damp plaster, repairing rotten timber, etc.

Fill gaps in the mortar pointing to the front and rear elevations with mortar as necessary.

Once the issue with the guttering is remedied (refer to section 'D3 Rainwater pipes and gutters' for further information), the damp brickwork should dry out naturally with time.

Ensure that all vents have covers as required.

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 - 29 Gaps were noted in the mortar pointing on the front elevation

Photo - 30 Gaps were noted in the mortar pointing on the front elevation

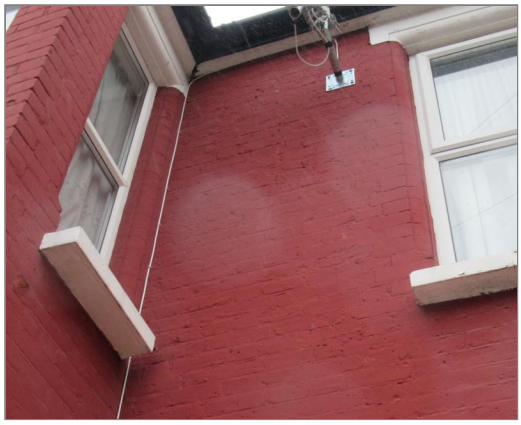


Photo - 31 Gaps were noted in the mortar pointing on the front elevation

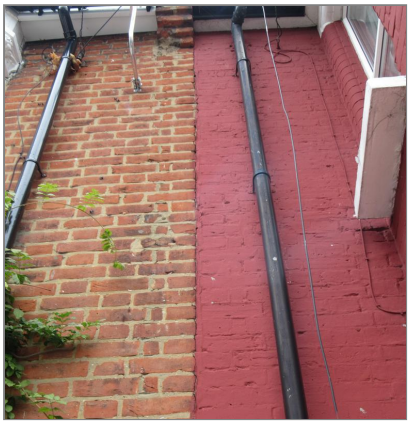


Photo - 32 Gaps were noted in the mortar pointing on the front elevation

Photo - 33 Damp was noted at the base of the walls on the front elevation

Photo - 34 Damp was noted at the base of the walls on the front elevation

Photo - 35 Damp was noted at the base of the walls on the front elevation

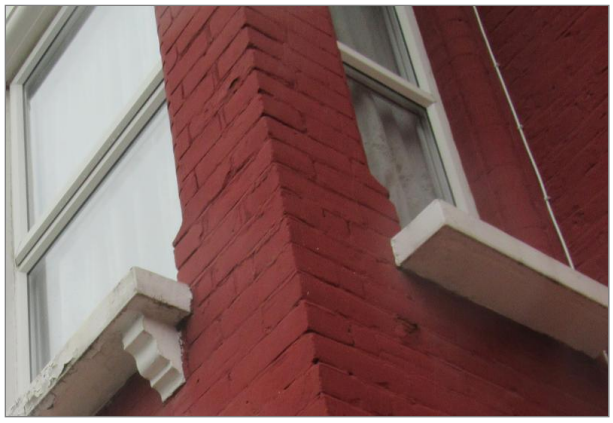


Photo - 36 Damp was noted to the brickwork on the front elevation

Photo - 37 Damp was noted to the brickwork on the front elevation

Photo - 38 An uncovered vent was noted to the rear elevation wall

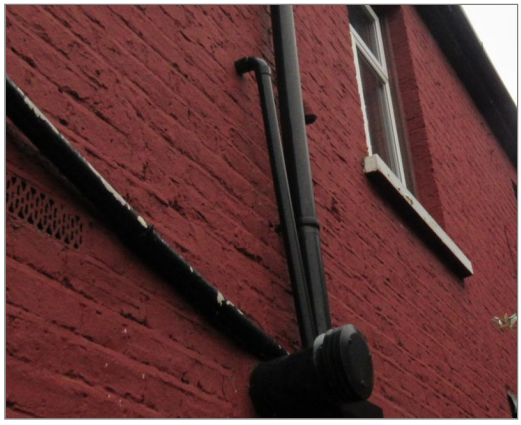


Photo - 39 Gaps were noted in the mortar pointing on the rear elevation

Photo - 40 Damp was noted to the brickwork on the rear elevation

D5 Windows

TYPE/CONSTRUCTION:
The majority of windows are double glazed with uPVC frames. All windows are of an open casement type.

2

NATURE OF INSPECTION:
Windows were examined for general signs of degradation and failure. Opening of windows was attempted and all windows were checked for normal operation.

CONDITION:
The majority of windows were found to be in a serviceable condition and operated effectively when opened and closed. However, the following issues were observed:

- The window in the front living room was noted to be stiff to operate (see photo below).
- The window in the front bedroom was noted to be defective and would not close sufficiently (see photo below).
- Weathering was noted to the external concrete window cills on the front elevation (see photo below).
- The seals to the uPVC windows on the front elevation were noted to be defective (see photo below).
- Damp was noted to the brick window cill on the rear elevation (see photo below).

ACTION:
Ease the latch to the window in the front living room to ensure it operates effectively as required.

Repair the window fitting in the front bedroom so as to allow the window to fully close.

Redecorate the concrete window cills on the front elevation with an exterior weatherproof paint as required.

Seal the uPVC windows on the front elevation with a weatherproof sealant as necessary.

Repair the brick window cill on the rear elevation as required.

Normal maintenance of hinges and locks is required.

Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window 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 - 41 The window in the front living room was noted to be stiff to operate

Photo - 42 The window in the front bedroom was noted to be defective and would not close sufficiently

Photo - 43 The window in the front bedroom was noted to be defective and would not close sufficiently

Photo - 44 Weathering was noted to the external concrete window cills on the front elevation

Photo - 45 Weathering was noted to the external concrete window cills on the front elevation

Photo - 46 Weathering was noted to the external concrete window cills on the front elevation

Photo - 47 The seals to the uPVC windows on the front elevation were noted to be defective

Photo - 48 Damp was noted to the brick window cill on the rear elevation

D6 Outside doors (including patio doors)

TYPE/CONSTRUCTION:
The front door is timber and is fitted with a 5-lever mortice lock (see photo below).
The rear side door is uPVC and is fitted with a multi-point locking system (see photo below).

2

The rear door is aluminium and is fitted with a 5-lever mortice lock (see photo below).

NATURE OF INSPECTION:
The doors were checked for normal operation and signs of failure or damage.

CONDITION:
The front door is in a serviceable condition and operated effectively when opened and closed.
The rear door is in a serviceable condition and operated effectively when opened and closed.

Observed Issues
- The front door was noted to be weathered (see photo below).
- The rear side door was noted to be defective when operated (see photo below). The door handle was loose and the bottom of the door scuffed the outside floor when opened.

ACTION:
Redecorate the front door as required.

Repair the rear side door to ensure it operates effectively when opened and closed.

Normal maintenance of hinges and locks is required.

Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window 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 - 49 Front door

Photo - 50 The front door was noted to be weathered

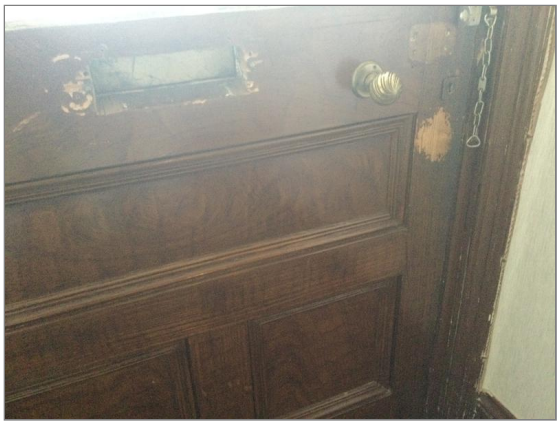


Photo - 51 The front door was noted to be weathered

Photo - 52 Rear side door

Photo - 53 The rear side door was noted to be defective when operated

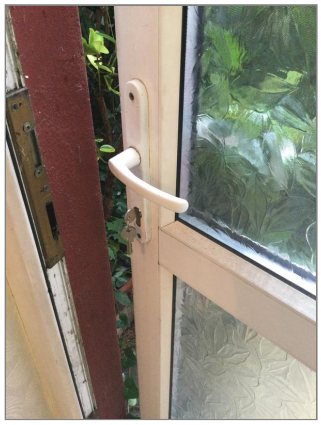


Photo - 54 The rear side door was noted to be defective when operated

Photo - 55 Rear door

D7 Conservatory and porches

TYPE/CONSTRUCTION:
The porch is constructed from brick with both a pointed and rendered finish. The floor is of solid concrete construction.

2

NATURE OF INSPECTION:
The porch was examined for indications of leaking, bowing, leaning, cracking and undue movement, failure or damage of the floor, walls and roof, separation from the main building, and other defects.

CONDITION:
The porch is in a serviceable condition.

No significant defects were noted to the structure.

Observed Issues
- Cracks were noted to the walls of the porch (see photo below). These cracks are not of structural concern and can be repaired in the normal way.

ACTION:
Repair the cracks to the porch and redecorate as required.

Maintain porch as necessary.

Photo - 56 Cracks were noted to the walls of the porch

Photo - 57 Cracks were noted to the walls of the porch

Photo - 58 Cracks were noted to the walls of the porch

D8 Other joinery and finishes

2

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

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 decorations are in a overall serviceable condition.

Observed Issues
- Weathering was noted to the front elevation soffit and facia boards (see photos below).

ACTION:
Redecorate the front elevation soffit and facia boards with an exterior weatherproof paint as necessary.

Regular maintenance is required.

Photo - 59 Weathering was noted to the front elevation soffit and facia boards

Photo - 60 Weathering was noted to the front elevation soffit and facia boards

Photo - 61 Weathering was noted to the front elevation soffit and facia boards

D9 Other

Not applicable

NI

E

Inside the property

E 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.

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.

1 2 3 NI

E1 Roof structure

3

TYPE/CONSTRUCTION:
The main roof space is accessed from a hatch in the ceiling of the upstairs landing.

The main roof structure is constructed of individual timbers in a traditional style, built with a cut timber frame comprising rafters spanning from ridge to eaves supported by struts.

The sarking felt [undercovering] that is typically found as part of the roof construction is not present.

The Energy Performance Certificate for this property indicates that insulation is present to a depth of 100mm (see section 2.6).

NATURE OF INSPECTION:
The roof space was examined for signs of bowing, twisting, cracking and failure of roof timbers, signs of failure or damage to the roof covering, infestation including birds, insects, animals and beetles (woodworm), and other defects. The roof space was further investigated for any indications of lack of adequate ventilation or suitable fire walls. A representative selection of timbers was examined more closely for infestations by wood boring insects (such as Common Furniture Beetle and Death Watch Beetle), though it must be noted that within a general survey it is not physically possible to inspect every timber in sufficient detail to provide conclusive proof of the presence or absence of such infestations.

Due to the lack of boarding in the roof space and limited light, movement around the roof space was limited.

CONDITION:
The roof structure is in a serviceable condition with no evidence of structural failure or unusual

movement. The rafters, purlins and strut timbers are complete with no evidence of any undue stress or cracking.

No significant defects were noted during my inspection and the roof was found to be structurally sound.

No evidence was seen of any unusual movement or stress of the supporting timbers within the roof, and there have been no obvious significant alterations to the structure which might have resulted in it becoming substantially weakened.

No evidence was seen of infestations by wood boring insects (commonly known as "woodworm"), other insects, birds, rodents or bats.

The Energy Performance Certificate for this property indicates that insulation is present to a depth of 100mm (see section 2.6).

Insulation was found to be present in the roof space, however this was piled up and any timber boarding beneath could not be seen (see photo below).

Increasing the thickness of insulation to the current recommendation of 270mm is recommended for increased energy efficiency, but when adding insulation it is important to maintain good ventilation within the roof space and not to block ventilation grills or openings.

Between the outer tile covering and the inner timbers is an underlining, sometimes called “sarking”. It is present to provide an additional weather-proofing layer to moisture, snow and rain etc. that may be blown past the outer covering. In older properties it may not be present at all. Typically, in the 1920’s the sarking is of timber planks. Later properties often have a layer of bituminised felt, while in modern properties a breathable membrane, such as Tyvek, is normally used. In this property however, the sarking typically found as part of the roof construction is not present (see photo below). We were unable to traverse the entirety of the roof space due to health and safety reasons.

Observed Issues
- Damp and mould was noted to the timber roof structure (see photo below). This is likely caused by the gaps to the roof tiles (refer to section 'D2 Roof coverings' for further information). The gaps are allowing rainwater ingress, causing damp to the timber framework of the roof.
- Gaps were noted to the roof covering (see photo below).
- A hole was noted to the wall in the roof space (see photo below).

ACTION:
Once the issue with the roof coverings have been remedied, (refer to section 'D2 Roof coverings' for further information) allow for the timber roof structure to dry out naturally. The roof timbers should be monitored for further defects going forward.

Repair the gaps to the roof covering as necessary.

Install sarking to prevent damage to the roof structure.

Gang nailed joints should be inspected at least once a year for any widening, stress, rust and other signs of failure.

It is recommended to regularly monitor timbers, at least twice a year, for evidence of water damage, rot, wood boring insects and other such infestations.

It is important to ensure that spaces remain well ventilated so as to reduce the likelihood of the

development of defects such as rot and infestations by wood boring insects. In many cases, ventilation derives from openings at the eaves at the edge of the roof, though these can become blocked where insulation is forced into the spaces. When adding or replacing insulation, make sure that good ventilation is maintained.

If installing extractor fans, make sure that hoses passing through the roof space extend to an external grille so that warm moist air is not ventilated into the roof.

Care should be taken when moving around, or storing heavy objects, in the roof space. The spaces between the floor joists will not support a persons weight, or that of large boxes etc. Where heavy items are to be stored it is important to distribute the weight evenly using fixed boards. Additional structural support may be required if you plan to store large quantities of heavy items in the roof space.

Photo - 62 No sarking present

Photo - 63 Damp and mould was noted to the timber roof structure

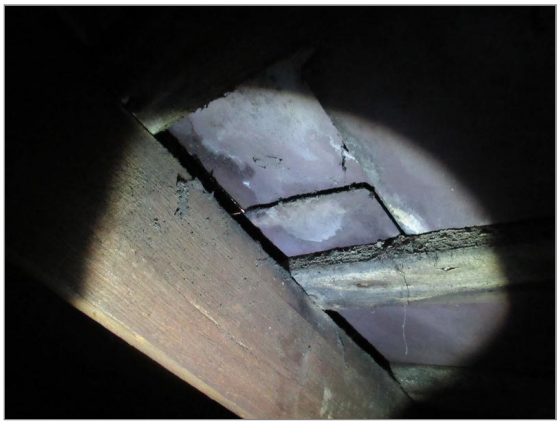


Photo - 64 Damp and mould was noted to the timber roof structure

Photo - 65 Gaps were noted to the roof covering

Photo - 66 Gaps were noted to the roof covering

Photo - 67 Gaps were noted to the roof covering

Photo - 68 A hole was noted to the wall in the roof space

E2 Ceilings

2

TYPE/CONSTRUCTION:
The ceilings are made from a mix of traditional lath & plaster and modern plasterboard with a plaster skim finish.

An Artex finish was noted to a number of ceilings throughout the property (see example photo below). This is a possible asbestos containing material (ACM). Although the Artex ceiling finishes do not pose any significant risk in their current form, if disturbed they could be a safety hazard. You will have to use a contractor experienced in this type of work or an asbestos specialist when you want to decorate, repair or replace the ceiling.

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

CONDITION:
No evidence was seen of any unusual unevenness, cracking, bowing or other failure. The ceilings in both living rooms the hallway and the first floor hallway were covered in wallpaper, any underlying issues were not visible at the time of inspection.

No significant defects were noted, although there were a number of minor defects present which

are detailed below:

- Hairline cracking was noted to the coving in the front living room (see photo below).
- Cracking was noted to the coving above the bay window in the front living room (see photo below).
- Hairline cracking was noted to the coving in the second living room (see photo below).
- Cracking was noted to the ceiling in the dining room (see photo below).
- Perimeter cracking was noted to the ceiling in the rear left shower room (see photo below).
- Cracking was noted to the ceiling in the rear shower room (see photo below).
- Cracking was noted to the ceiling in the front bedroom (see photo below).
- Hairline cracking was noted to the coving in the first left hand bedroom (see photo below).
- Perimeter cracking was noted to the ceiling in the second left hand bedroom (see photo below).

None of the above-mentioned cracks are of structural concern. These cracks have been caused by normal thermal and mechanical movement of the building materials and are within acceptable tolerance levels.

ACTION:
Repair hairline cracking to ceilings throughout the property.

Although the Artex ceiling finishes do not pose any significant risk in their current form, if the Artex ceiling finishes are confirmed to be an asbestos containing material (ACM), disturbed them could be a safety hazard. You will have to use a contractor experienced in this type of work or an asbestos specialist when you want to decorate, repair or replace the ceiling.

The ceilings to the property should be inspected periodically and maintained in the normal way.

Photo - 69 Hairline cracking was noted to the coving in the front living room

Photo - 70 Hairline cracking was noted to the coving in the front living room

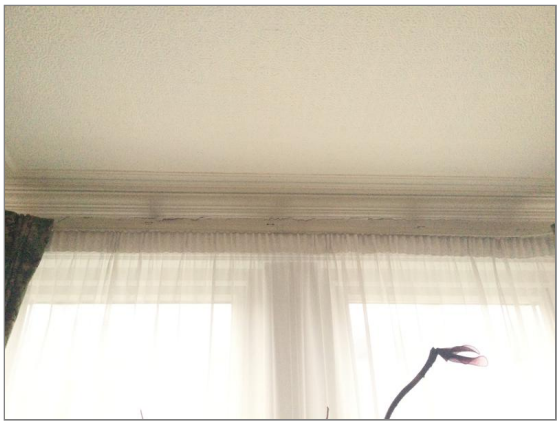


Photo - 71 Cracking was noted to the coving above the bay window in the front living room

Photo - 72 Hairline cracking was noted to the coving in the second living room

Photo - 73 Cracking was noted to the ceiling in the dining room

Photo - 74 Perimeter cracking was noted to the ceiling in the rear left shower room

Photo - 75 Cracking was noted to the ceiling in the rear shower room

Photo - 76 Cracking was noted to the ceiling in the front bedroom

Photo - 77 Cracking was noted to the ceiling in the front bedroom

Photo - 78 Hairline cracking was noted to the coving in the first left hand bedroom

Photo - 79 Hairline cracking was noted to the coving in the first left hand bedroom

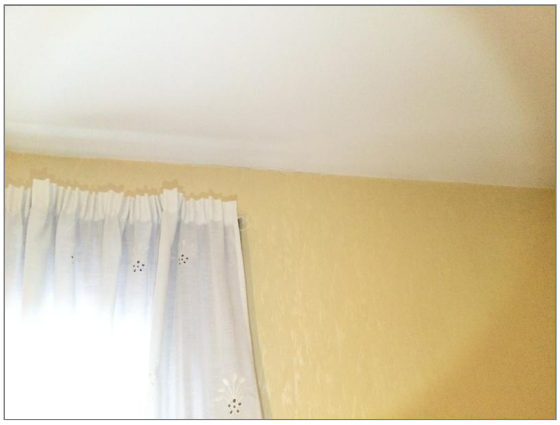


Photo - 80 Perimeter cracking was noted to the ceiling in the second left hand bedroom

E3 Walls and partitions

3

TYPE/CONSTRUCTION:
The internal walls are a mix of solid brick and timber stud construction.

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. All walls throughout the property were covered in wallpaper, timber cladding or tiles. Any underlying issues were not visible at the time of inspection.

CONDITION:
The surface finishes to the internal walls are in a serviceable condition. Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past.

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

Higher than normal moisture readings were recorded on the internal faces of some external walls in a number of locations around the property. This is an indication that these areas have been affected by penetrating or rising damp. The areas have been listed below:

- High moisture meter readings were recorded on the wall adjacent to the front door (see photo below). This is likely cause by suspected rising damp due to the absence of any DPC, or penetrating damp caused by the bridging of moisture from the render at the base of the front elevation walls (refer to section 'D4 Main walls' for further information).
- Damp and high moisture meter readings were recorded on the wall in the front bedroom (see photo below). This is likely caused by penetrating damp due to the condition of the walls on the front elevation (refer to section 'D4 Main walls' for further information).
- Damp and high moisture meter readings were recorded on the wall in the second left-hand bedroom (see photo below). This is likely caused by penetrating damp due to the condition of the walls and guttering on the rear elevation (refer to section 'D4 Main walls' and 'D3 Rainwater pipes and gutters' for further information).
- Damp and high moisture meter readings were recorded on the wall in the third left-hand bedroom (see photo below). This is likely caused by penetrating damp due to the condition of the walls and guttering on the rear elevation (refer to section 'D4 Main walls' and 'D3 Rainwater pipes and gutters' for further information).

ACTION:
Walls with high moisture meter readings due to suspected rising damp - Further investigation will be needed to identify the extent of the rising damp and the cost of any remedial works.

Walls with high moisture meter readings due to penetrating damp - Once the defects identified with the guttering and main walls have been completed (refer to section 'D3 Rainwater pipes and gutters' and 'D4 Main walls' for further information). The walls will then dry out naturally with time.

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.

It was noted that a wall has been removed to facilitate the rear extension. 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 - 81 Damp was noted to the walls in the front bedroom

Photo - 82 Damp was noted to the walls in the front bedroom

Photo - 83 Damp was noted to the wall in the second left-hand bedroom

Photo - 84 Damp was noted to the wall in the third left hand bedroom

Photo - 85 High moisture meter readings were recorded on the wall adjacent to the front door

Photo - 86 High moisture meter readings were recorded on the wall adjacent to the front door

Photo - 87 High moisture meter readings were recorded on the wall in the front bedroom

Photo - 88 High moisture meter readings were recorded on the wall in the front bedroom

Photo - 89 High moisture meter readings were recorded on the wall in the front bedroom

Photo - 90 High moisture meter readings were recorded on the wall in the front bedroom

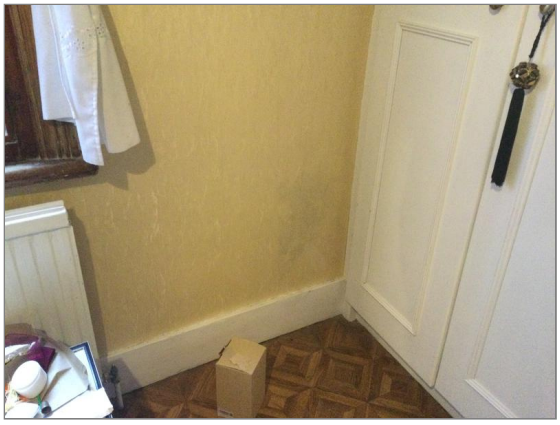


Photo - 91 High moisture meter readings were recorded on the wall in the second left-hand bedroom

Photo - 92 High moisture meter readings were recorded on the wall in the second left-hand bedroom

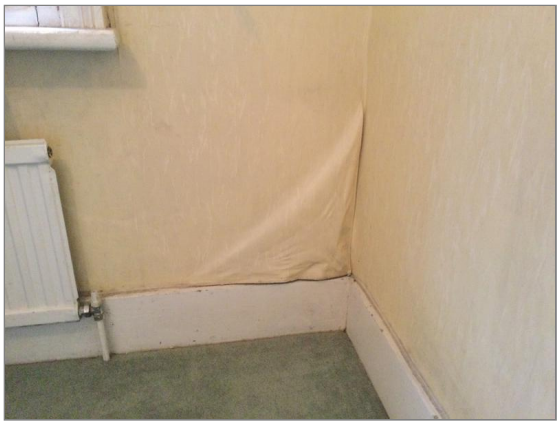


Photo - 93 High moisture meter readings were recorded on the wall in the third left-hand bedroom

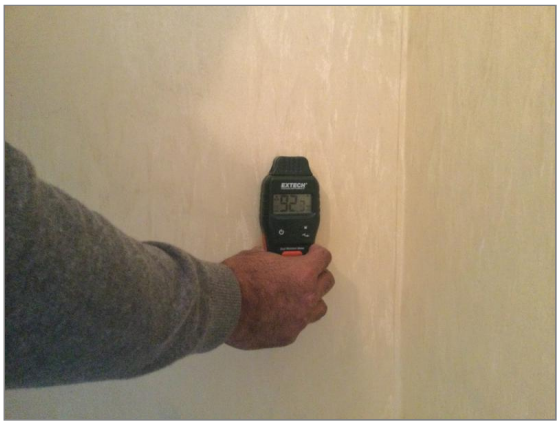


Photo - 94 High moisture meter readings were recorded on the wall in the third left-hand bedroom

Photo - 95 High moisture meter readings were recorded on the wall in the third left-hand bedroom

Photo - 96 High moisture meter readings were recorded on the wall in the third left-hand bedroom

E4 Floors

2

TYPE/CONSTRUCTION:
The floors to the front of the ground floor are of suspended timber construction. The floor at the rear of the ground floor is of solid concrete construction. The floor on the first floor is of suspended timber construction.
The supporting floor joists are believed to span the building from front to back.

NATURE OF INSPECTION:
Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure.

CONDITION:
Suspended Timber Floors
No significant defects were noted.

None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects.

Air bricks are visible at the base of the external walls. These air bricks are present to ensure adequate ventilation to the underfloor voids, to minimise the build-up of moisture that can promote the development of rot and other defects in the timbers that support the floors. No evidence of any undue flexing of the ground floor structure was noted; this indicates that the ventilation levels are adequate. It is however, essential that a free flow of air is maintained through the air bricks (see photo below of external air bricks).

Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structure has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey.

Isolated floorboards were found to be slightly squeaky in a few areas of the original parts of the property. This is due to the floor boards 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 be lifted to assess whether there has been any insect attack to the boards and joists below.

Observed Issues
- A dip was noted to the flooring by the front door (see photo below).
- The flooring was noted to be raised in the dining room (see photo below).
- A dip was noted to the flooring in the front bedroom (see photo below).
- The flooring was noted to be raised in the front bedroom (see photo below).
- The flooring in the second left hand bedroom was noted to be sloping (see photo below).
- Floorboards were noted to deflect when traversed in the third left hand bedroom (see photo below).
- Floorboards were noted to deflect when traversed in the first floor bathroom (see photo below).

Concrete Floors
Being of solid concrete construction, specific checks were made for any floor drops to the ground floor rear. Construction materials used for this type of floor can settle and cause distortion of the slab base. At the time of the survey no evidence of any undue movement was noticed. In addition, no gaps were noted between the skirting boards and the floor base.

ACTION:
Areas where defects are apparent - The floor coverings should be lifted to expose the floorboards/ concrete and the floors further inspected for defects. Any necessary repairs should then be undertaken. If no defects are present then the floor covering can be replaced as required.

Secure all loose floorboards with screws as opposed to nails.

Ensure that the external air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks. A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).

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.

Photo - 97 Air brick

Photo - 98 A dip was noted to the flooring by the front door

Photo - 99 The flooring was noted to be raised in the dining room

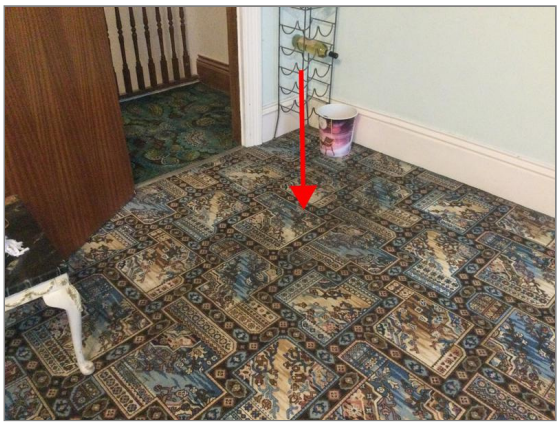


Photo - 100 A dip was noted to the flooring in the front bedroom

Photo - 101 The flooring was noted to be raised in the front bedroom

Photo - 102 The flooring in the second left hand bedroom was noted to be sloping

Photo - 103 Floorboards were noted to deflect when traversed in the third left hand bedroom

Photo - 104 Floorboards were noted to deflect when traversed in the first floor bathroom

E5 Fireplaces, chimney breasts and flues

2

TYPE/CONSTRUCTION:
There are two chimney breasts present in the property. The first chimney breast is located in the living room and houses a gas fire. The second chimney breast is located in the bedroom. Both chimney breasts are of masonry construction and extend from the ground floor, through into the upper floors of the building.

NATURE OF INSPECTION:
The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects.
It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey.

CONDITION:
No significant defects were noted during my inspection and the chimney breasts were found to be structurally sound.

It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney. It was noted during the survey, that ventilation grills did not appear to be present on the chimney breasts (see photos below).

ACTION:
Ventilation grilles should be fitted to all blocked chimney breasts.

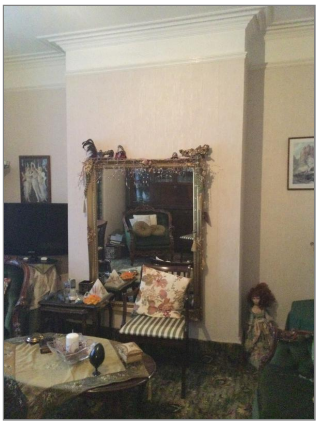


Photo - 105 Chimney breast in front living room

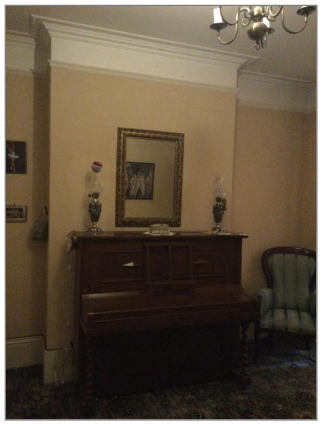


Photo - 106 Chimney breast in second living room

Photo - 107 Chimney breast in front bedroom

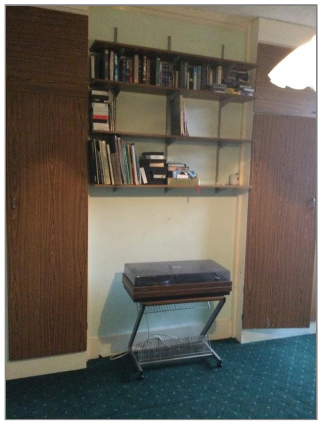


Photo - 108 Chimney breast in first left hand bedroom

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

2

TYPE/CONSTRUCTION:
The kitchen fittings include wall and base units, drawers, sink and worktops.

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.

CONDITION:
The kitchen fittings are of a modern style and are in a serviceable 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 not obtained from the hot water outlets.

There is mechanical ventilation, in the form of a cooker hood extractor fan present. However, the extractor fan was not working at the time of inspection. An extractor fan should be kept operational when cooking, as this reduces the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling.

Observed Issues

- The cupboard doors were noted to have dropped on their hinges (see photo below).
- The sealant was noted to be missing from around the sink (see photo below).

ACTION:
Repair the cupboards doors/hinges as required.

Seal around the kitchen sink with a waterproof sealant as required.

Maintain kitchen units and cupboard doors as necessary.

Photo - 109 Kitchen

Photo - 110 The cupboard doors were noted to have dropped on their hinges

Photo - 111 The cupboard doors were noted to have dropped on their hinges

Photo - 112 The sealant was noted to be missing from around the sink

E7 Woodwork (for example, staircase joinery)

TYPE/CONSTRUCTION:
The internal woodwork includes such items as doors, frames, architrave and skirtings. Built-in fittings such as fitted wardrobes and cupboards were present.

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.

CONDITION:

The internal woodwork was found to be in a serviceable condition and with no significant defects.

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.

No major defects were apparent to the painted timber skirting boards and architraves throughout the property.

Shrinkage cracks were noted to the joints of the architraves and skirting boards. This is a typical defect found in the overwhelming majority of properties. These cracks should be filled and redecorated as necessary.

Observed Issues
- The second living room door does not engage with the latch when closed (see photo below).
- The rear shower room door does not shut and scuffs the frame when operated (see photo below).
- Shrinkage cracking was noted to the timber door of the third left hand bedroom (see photo below).
- The first floor bathroom door was noted to scuff the floor when operated (see photo below).
- Shrinkage cracking was noted to the first floor WC timber door (see photo below).

ACTION:
Redecorate the weathered timber skirting as required.

Adjust the fitting of the defective doors so as to ensure the correct operation as required.

Fill and redecorate shrinkage cracks as necessary

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

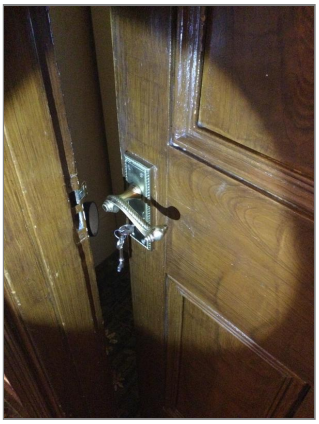


Photo - 113 The second living room door does not engage with latch when closed

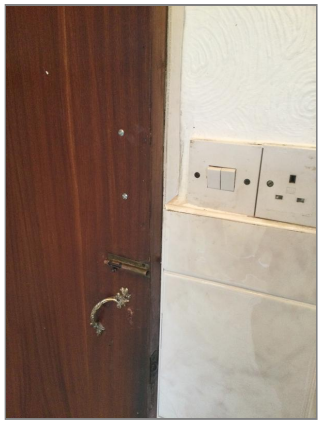


Photo - 114 The rear shower room door does not shut and scuffs the frame when operated

Photo - 115 Example of shrinkage cracking to the timber architrave

Photo - 116 Example of shrinkage cracking to the skirting boards

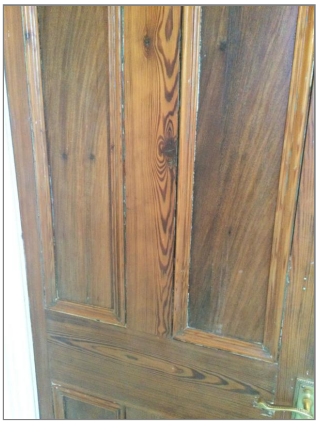


Photo - 117 Shrinkage cracking was noted to the timber door of the third left hand bedroom

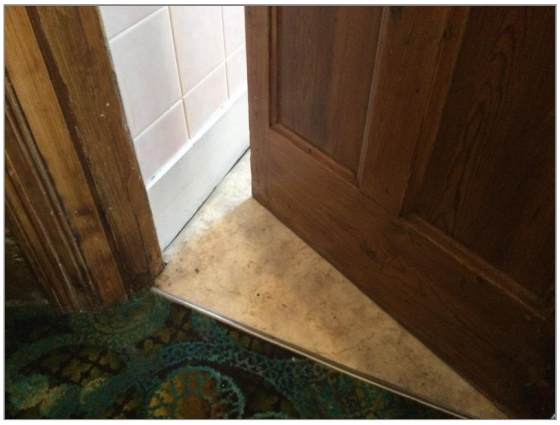


Photo - 118 The first floor bathroom door was noted to scuff the floor when operated

Photo - 119 Shrinkage cracking was noted to the first floor WC timber door

E8 Bathroom fittings

TYPE/CONSTRUCTION:
The rear left shower room comprises a shower, a toilet and a hand wash basin.
The rear shower room comprises a shower, a toilet and a hand wash basin.

2

The first floor bathroom comprises a bath, an over bath shower and a hand wash basin.
The WC comprises a toilet.

NATURE OF INSPECTION:
The fittings were checked for signs of damage, cracks, leaking pipes and other common defects.
Sealant joints were checked for undue wear and failure.
Taps were turned on to form an opinion of the water flow in normal use, but for practical reasons were only operated individually.
Hot water taps were left running until hot water became available.
Toilets were all flushed at least twice to ensure correct drainage and 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:
Rear Left Shower Room
The fittings in the rear left shower room are of a modern style, and fitted for disability. The shower was not operated for practical reasons.
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 not obtained from the hot tap outlets. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

Observed issues
- The tap on the rear left shower room sink was noted to be loose (see photo below).

Rear Shower Room
The fittings in the rear shower room are of a modern style. The shower was not operated for practical reasons.
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 not obtained from the hot tap outlets. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

Observed Issues
- Cold water was unavailable from the rear shower room tap when operated (see photo below).

First Floor Bathroom
The fittings in the first floor bathroom are of a modern style and operated normally when checked.
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 not obtained from all hot tap outlets. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

WC
The fittings in the WC are of a modern style and operated normally when checked.
The flow of water at all outlets checked was within a normal range and considered to be suitable for the intended use. You may experience a drop in the flow rate at any individual outlet when another is turned on at the same time.

ACTION:
Tighten the fitting of the tap in the rear left shower room to ensure its correct operation.
Investigate the issue with the flow of cold water to the tap in the rear shower room and repair as necessary.
Maintain, repair or replace units as necessary.

Photo - 120 Rear left shower room

Photo - 121 The tap on the rear left shower room sink was noted to be loose

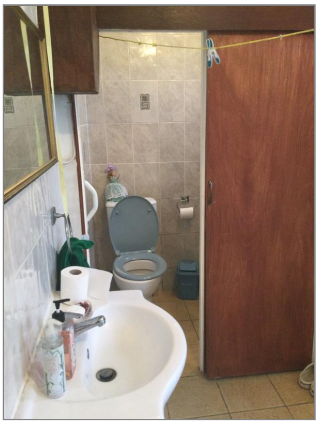


Photo - 122 Rear shower room

Photo - 123 Rear shower room

Photo - 124 Cold water was unavailable from the rear shower room tap when operated

Photo - 125 First floor bathroom

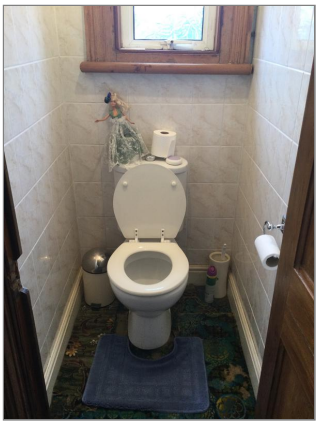


Photo - 126 WC

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.

F

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.

1 2 3 NI

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.*

3

TYPE/CONSTRUCTION:
There is an underground mains electrical supply to the property. The consumer unit [fuse box] and electric meter are located in the storage cupboard underneath the stairs (see photo below). The electric meter is a single rate meter.

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.

Observed Issues
- Bulbs were noted to be missing in the second living room (see photo below).

ACTION:
Replace missing and possible blown lightbulbs as required. 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 property. 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 - 127 Electricity meter and consumer unit

Photo - 128 Bulbs were noted to be missing in the second living room

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.*

3

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 regular boiler. The gas meter is located in a storage cupboard under the stairs (see photo below).

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 - 129 Gas meter

F3 Water

1

TYPE/CONSTRUCTION:
There is a mains water supply. The incoming mains pipework is copper. The stopcock - to turn off the water in the event of an emergency - is located beneath the kitchen sink (see photo below).

The water installation within the property is of a typical gravity fed (indirect) system, which incorporates a cold-water storage tank. The cold water tank is located in the roof space of the property (see photo below).

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 cold-water tank is adequately supported. The cold-water tank should be covered with a lid designed to fit the tank, creating a secure seal to help prevent any dust, debris or vermin from entering the tank.

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 - 130 Stopcock

F4 Heating

3

TYPE/CONSTRUCTION:
The heating and hot water is provided by a gas-fired regular condensing boiler which is located in the rear shower room (see photo below).

The boiler is a Ideal ICOS. On the BRE Product Characteristics Database (PCDB) this boiler is shown as having a SAP 2009/12 annual efficiency rating of 89.7%. As a guide, most modern condensing boilers have an efficiency of around 85-90%.
It is believed that this model is discontinued.
Heating is distributed by radiators in most rooms.
There are thermostatic radiator valves on most radiators in the property.
A wall thermostat and 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 should be noted that 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 boiler was not in operation during the survey. No visible repairs were noted but the boiler is old and at the end of its lifecycle and as a minimum is due a service. I 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.

As the boiler is an old model that is no longer manufactured, there is a risk of hidden issues being present. In addition, it is recommended that boilers are replaced every 15 years. Considering the age of the boiler and the inefficiency of the heating system as a whole (i.e. the SAP 2009 and 12 annual efficiency rating of 78.0%), I would recommend as a minimum, upgrading the boiler to a

combination condensing boiler. It would also be wise to make enquiries regarding other types of heating systems, especially considering the availability of the current government Clean Heat Grant and Air Source Heat Pump grants, and the property's capacity to house both Air Source Heat Pumps and similar alternative renewable heating systems such as solar panels and the likes. However, if you plan to keep the current system in operation, 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 at https://www.gassaferegister.co.uk/find-an-engineer/

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

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 - 131 Boiler

Photo - 132 Programmer

Photo - 133 Radiators throughout

Photo - 134 Thermostat

F5 Water heating

The hot water is assumed to be supplied by electricity, using a hot water immersion tank. However, we were unable to locate the hot water tank at the time of the inspection. NI

F6 Drainage

1

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.

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.

CONDITION:
Internally, all taps were run and WC's 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.

It is often suggested that the manholes only allow inspection of 5-10% of an entire drainage installation. As such, it is entirely possible that damage can be present within the system but which would not be apparent from opening the manholes. The only way to confirm the condition of the whole installation is to commission a CCTV inspection from a qualified contractor, for example a member of the National Association of Drainage Contractors at www.nadc.org.uk/

F7 Common services

Not applicable NI

G

Grounds
(including shared areas for flats)

G 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.

1 2 3 NI

G1 Garage

There is no garage associated with the property. NI

G2 Permanent outbuildings and other structures

1

TYPE/CONSTRUCTION:
There is a timber shed in the garden at the rear of the property. The floor of the shed is constructed from solid concrete. The shed has a timber door and one single glazed window. The roof of the shed is covered with felt.

NATURE OF INSPECTION:
The shed was assessed for general condition and was examined externally and internally to identify areas of damage, leaks and other defects.

CONDITION:
The shed was found to be in a serviceable condition.

ACTION:
Maintain shed as necessary.
Any accumulating foliage and debris should be removed from the outside walls.

Photo - 135 Timber garden shed

G3 Other

3

The front and rear gardens are in serviceable condition and have been well maintained.
All associated boundaries are in a serviceable condition.
All paving was found to be in a serviceable condition.
No hazards were noted.

Observed Issues:
- Cracks were noted to the front boundary wall (see photo below).
- Cracks were noted to the front right-hand boundary wall (see photo below).
- The manhole cover was noted to rock when traversed on the front elevation (see photo below).
- The front left-hand boundary wall was noted to be leaning and defective (see photo below). On inspection the wall appeared to be built on top of the paving slabs with no foundations or ties to the adjoining wall and allowing surface water to penetrate the mortar and bricks, leaving the wall to be unstable and weak.
- Damp was noted to the front left-hand boundary wall (see photo below).
- Damp was noted to the rear right-hand boundary wall (see photo below). Rainwater is cascading from the overgrown shrubbery above, causing damp to the brickwork. In addition the wall appeared to be built on top of the paving slabs allowing surface water to penetrate the mortar and bricks.
- A crack was noted to the coping stone on the rear garden wall (see photo below).
- The rear left-hand boundary fence was noted to be defective (see photo below).
- Overgrown shrubbery was noted to the rear of the property (see photo below).
- Paving slabs were noted to be loose on the rear pathway (see photo below).
- A coping stone was noted to be removed from the rear right-hand boundary wall (see photo below).

ACTION:
Repair the cracks to the front boundary walls and redecorate as required.

Demolish and rebuild the front left-hand boundary wall as necessary.

Re-bed the frame and lid of the manhole cover as necessary.

Cut back the shrubbery above the rear right-hand boundary wall, remove the paint and allow the wall to dry out naturally. Use a weatherproof brick seal to protect the brick wall from ongoing moisture ingress.

Replace the cracked copping stone to the rear garden wall as required.

Repair/replace the rear and rear left-hand boundary fence as necessary.

Trim back all over grown shrubbery as required.

Re-bed the loose paving slabs to the rear pathway as necessary.

Photo - 136 Cracks were noted to the front boundary wall

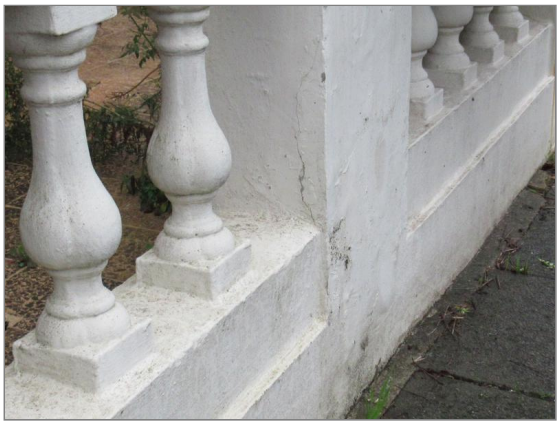


Photo - 137 Cracks were noted to the front boundary wall

Photo - 138 Cracks were noted to the front right-hand boundary wall

Photo - 139 Cracks were noted to the front right-hand boundary wall

Photo - 140 The manhole cover was noted to rock when traversed on the front elevation

Photo - 141 The front left-hand boundary wall was noted to be leaning and defective

Photo - 142 The front left-hand boundary wall was noted to be leaning and defective

Photo - 143 Damp was noted to the front left-hand boundary wall

Photo - 144 Damp was noted to the rear right-hand boundary wall

Photo - 145 A crack was noted to the copping stone on the rear garden wall

Photo - 146 The rear left-hand boundary fence was noted to be defective

Photo - 147 The rear left-hand boundary fence was noted to be defective

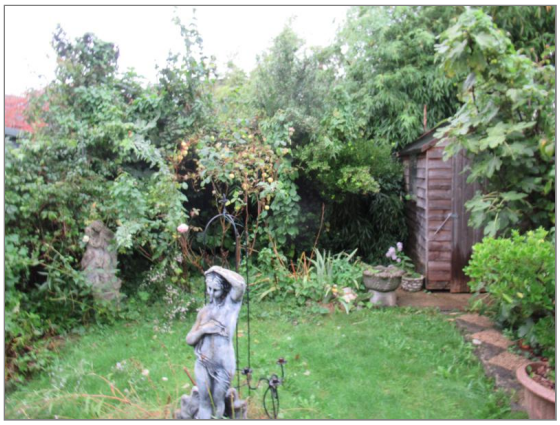


Photo - 148 Overgrown shrubbery was noted to the rear of the property

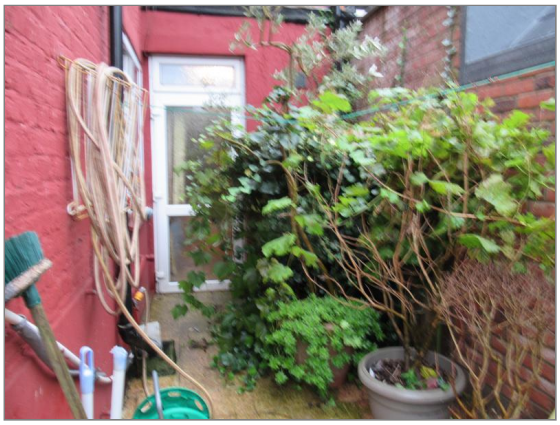


Photo - 149 Overgrown shrubbery was noted to the rear of the property

Photo - 150 Paving slabs were noted to be loose on the rear pathway

Photo - 151 A coping stone was noted to be removed from the rear right-hand boundary wall

Photo - 152 A coping stone was noted to be removed from the rear right-hand boundary wall

H

Issues for your legal advisers

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

H 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 any warranty certificates and the legal 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.

I 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

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard.

This property is not in an area affected by radon.

I4 Other risks or hazards

Not applicable.

J

Energy matters

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

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

J

Energy matters

J1 Insulation

Not applicable.

J2 Heating

Not applicable.

J3 Lighting

Not applicable.

J4 Ventilation

Not applicable.

J5 General

Not applicable.

K

Surveyor’s declaration

K

Surveyor’s declaration

Surveyor’s RICS number

0805190

Qualifications

BEng(Hons), AssocRICS, MCIOB, 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

6 Leicester Road,
London,
N2 8EB

Client's name

Joe Bloggs

Date the report was produced

30th October 2023

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

Signature

L

What to do now

L

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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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 their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

- a thorough **inspection** of the property (see 'The inspection' below) and
- a detailed **report** based on the inspection (see 'The report' below).

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal 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 and communal 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 or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that 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 the regulations), 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

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 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 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:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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).

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

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

5 Cancelling this contract – You 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. 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.

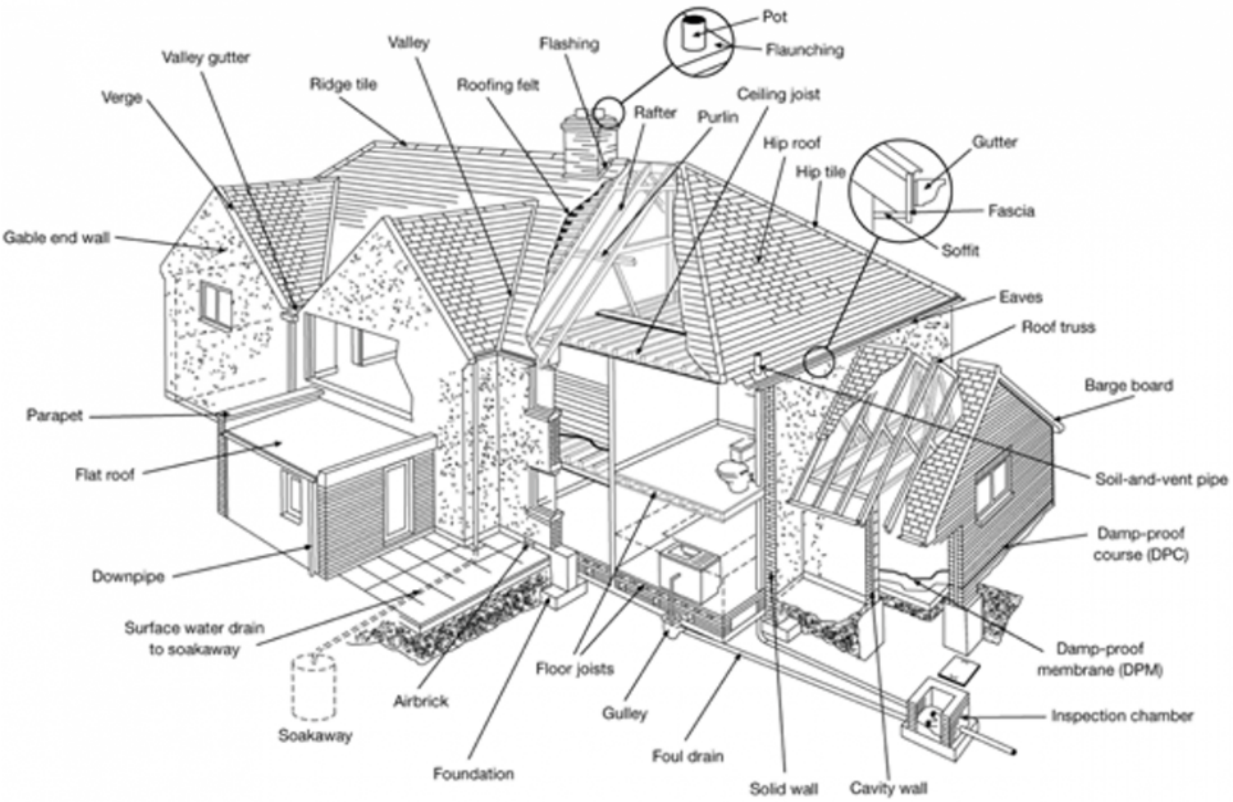
N

Typical house diagram

N

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...

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