LEVEL THREE

Your survey report

Property address

[redacted] Luke Street, London, London, United Kingdom, EC2A [redacted]

Client's name

[redacted]

Consultation date

2026

Inspection date

2026

Surveyor's RICS number

[redacted]

3

Contents

A

About the inspection

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 this 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 detailed 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 reasonable efforts 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 these 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 parts 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** received on the [redacted] **2026** for a full list of exclusions.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Surveyor Sorted Ltd

Date of the inspection

[redacted] 2026

Report reference

[redacted]

Related party disclosure

There are no related party matters or conflicts of interest as described by RICS to disclose, and we do not have any links with this transaction.

Full address and postcode of the property

[redacted] Luke Street
London
London
United Kingdom
EC2A [redacted]

Weather conditions when the inspection took place

It was not raining at the time of our inspection. It is not possible to state that gutter joints, roof junctions, flashings, etc are totally watertight.

Status of the property when the inspection took place

At the time of inspection, the property was unoccupied and unfurnished with fixed and fitted floor coverings in all rooms.

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 is a small-sized Warehouse Conversion, of a traditional design and construction offering substantial accommodation. It is conveniently located for shops, schools, hospitals, public transport services, and major road networks.

The 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, if any. These deficiencies are quite common in properties of this age and type.

Provided that the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulties on resale in normal market conditions.

The repairs required are typically found in properties of this age and design. This does not mean that they can be ignored since more serious problems could otherwise develop.

If you intend to carry out any alterations to the property, be advised that any work that will entail the removal of any load-bearing wall or significant alterations may require Building Regulation approval and possibly planning permission.

Many surrounding buildings, including the main building housing the subject unit, have suffered some form of movement, with cracks noted at all elevations. You should enquire whether this building is subject to any claims previously or outstanding.

The legal inquiries in the ‘Matters for Legal Advisers’ Attention’ section later in the report should be noted in full and completed, and quotations obtained for all repairs contained within this report, so you are aware of cost implications.

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.

Element no.	Document name	Received
1	Local authority Consent and Approvals for alteration including conversion to self-contained units.	
2	Evidence of Local Authority/Building Regulations consents and approvals for boiler replacement.	

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	Comments (if applicable)
F1	Electricity	
F2	Gas/oil	Test gas installations and appliances.
F3	Water	Qualified plumber to check all pipes for leakage and lead.
F4	Heating	Test/service boiler, central heating system, and all gas installations.
F5	Water Heating	Test hot water supply system.
F6	Drainage	Check draianage system for blockage.

B

Condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)

1

Elements with no current issues

No repair is currently needed. These elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	No repair required and the property should be maintained in the normal way.
D4	Main walls	No repair is currently needed. The property must be maintained in the normal way.
D5	Windows	No repair is currently needed. The property must be maintained in a normal way.
D6	Outside doors	No repair required and the property should be maintained in the normal way.
D9	Other outside the property	No repair is required. The property must be maintained in a normal way.
E2	Ceilings	No repair is currently needed. The property must be maintained in a normal way.
E3	Walls and partitions	No repair is currently needed. The property must be maintained in a normal way.
E4	Floors	No repair is currently needed. The property must be maintained in a normal way.

E5	Fireplaces, chimney breasts and flues	No repairs required and the property must be maintained in the normal way.
E6	Built-in fittings	No repairs required and the property must be maintained in the normal way.
E7	Woodwork	No repair is currently needed. The property must be maintained in the normal way.
E8	Bathroom fittings	No repair is currently needed. The property must be maintained in the normal way.
E9	Other inside the property	No repair is currently needed. The property must be maintained in the normal way.

NI

Elements not inspected

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

Element no.	Element name
D2	Roof coverings
D8	Other joinery and finishes
F7	Common Services
G3	Other grounds

NA

Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E1	Roof structure
G1	Garage
G2	Permanent buildings and other structures

B Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)
Test the elctric installations	£200 - £300
Test the heating and hot water installation	£200 - £300
Test the drainage system	£200 - £300
Test the plumbing and pipe connections	£200 - £300
The above figures are our own indication of the likely costs and are not based on builders' estimates. Quotations should be obtained from a number of reputable builders before any works are put in hand. The costs can vary considerably depending on style and quality but only a basic range of fittings and an average decorations specification has been allowed for in the costs. Please note that these are approximate guideline costs for budgeting purposes only. Exact costs can only be obtained from reputable contractors through formal cost estimates. These are not exhaustive list and further investigation may reveal other areas where your attention may be required.	

Further investigations

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

Where further investigations have been recommended in this report, you must pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are aware of these costs before the purchase commitment, then you will have the opportunity to renegotiate the purchase price.

The following further investigations are recommended before purchase commitment:-

We understand that the property is not listed, but it is included in a conservation area. Your legal advisers should verify these points, as restrictions may apply to certain works on listed properties and those in a conservation area.

You must carry out health and safety checks to ensure the property meets all workplace regulations, including mitigating trip hazards, setting up ergonomic workstations, and maintaining adequate welfare, health, safety and fire standards.

The property has been the subject of alterations and conversion into self-contained units. We strongly recommend that your legal advisers check and verify that the necessary building regulation approval was obtained for these works.

Where work has been carried out on the property, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and European Standards, Codes of Practice, Agreement Certificates, and statutory regulations.

If regulations have been breached or work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be needed to ensure compliance.

The property was built when the use of asbestos was prevalent, and the property may have asbestos concealed in other places. We recommend an asbestos survey, and removal/containment as required.

A test of the electrical installation by a NICEIC-affiliated electrician is recommended before legal commitment to purchase.

A test/service of the heating installations by the appropriate engineer is recommended before a legal commitment to purchase.

A test of the drainage system should also be undertaken by a drain specialist.

It is assumed that there are no onerous covenants or restrictions within the lease. Confirmation should be obtained that effective management and insurance are in place, in respect of the whole building of which the proposed security forms a part and that service charges are not excessive or onerous.

Inquiries of the management company, if any, would be necessary to ascertain whether any work has been undertaken or required on the walls, drainage system and common areas.

Lease documents have not been provided. We understand that the property is sold with a commercial lease, but no details have been provided. Your legal advisers should confirm these points before you commit to the purchase.

We assume there are no outstanding service charges or enforcement action against the property.

Where further investigations are recommended, they should be concluded and quotations for repairs obtained before legal commitment to purchase, so that all potential liabilities may be known before a legal commitment is made to purchase the property.

You are made aware in the report of certain risk areas relevant to the property, which have not been fully investigated at this stage. You proceed to purchase in full knowledge of these risks.

You are made aware that, in circumstances where essential repairs or works by specialists are not carried out, further deterioration and damage may occur with subsequent increased risk and costs.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

The property comprises a converted office studio.

Approximate year the property was built

Based on our knowledge of the area and housing styles, we think the property was built in the 1850s.

Approximate year the property was extended

The building has not been extended.

Approximate year the property was converted

The property is a five-storey warehouse that has been converted into self-contained units. The date of conversion is not known, but we assume the works were carried out in the 1980s, and your legal advisers should confirm that all statutory local authority consents and approvals are in place.

Information relevant to flats and maisonettes

The property is located on the first floor of a five-storey building. Access is via a communal entrance door.

Construction

The main walls from observation and measurement appear to comprise 500-600mm, solid-section brickwork/blockwork. The roof is unseen but assumed to be of a flat roof design, weathered in a flat roof membrane. The floor is a concrete construction. Windows are the original metal single-glazing fitted in a timber frame, with the entrance door being timber-framed.

Accommodation

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

Means of escape

Fire is always a danger, but we see no abnormal risks in this property. It is recommended that a fire drill be agreed upon with all occupants and regularly practised so that they know what to do in the event of a fire.

A separate Fire Risk Assessment must be in place as mandated by the Regulatory Reform (Fire Safety) Order 2005.

Clearly mark fire escape routes and keep them unobstructed. You must conduct periodic fire drills and test fire alarms/extinguishers regularly, and assign evacuation wardens and create Personal Emergency Evacuation Plans (PEEPs) for staff with disabilities.

All doors should be kept closed at night to ensure that the escape route is protected from fire to minimise the risk to sleeping occupants.

The rooms have direct access to the hallway leading directly to a door or escape window to the outside, or an escape window. The doors are fitted with self-closing devices, but were kept open with some attachments to prevent children from catching their fingers when the doors close.

In accordance with Approved Document B, escape windows must have an unobstructed, clear, openable area. The minimum dimensions are:

Exit free area: 0.33m2 Minimum width: 450 mm Minimum height: 450 mm A basic rule is that if the opening is 450 mm wide, the height must be at least 750 mm, which will create an open area of 0.33m2.

The window must be able to stay open without aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations.

The Means of escape appear satisfactory as most bedroom windows are bottom-hung or side-opening.

Smoke detectors should be maintained to give the earliest possible warning of fire. Ideally, we would recommend that these be the mains-operated type with a battery backup.

The provision of fire extinguishers and the fitting of a fire blanket to the kitchen area are also recommendations to consider.

Keys for window locks should also be readily available to facilitate exit from the property in an emergency.

Further advice can be obtained by contacting the local fire and rescue service.

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

NA

Issues relating to the energy efficiency rating

NA

Main 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

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

There are no other services or energy sources apparent at the time of our inspection.

Other energy matters

There are no other energy matters apparent at the time of our inspection.

C Location and facilities

Grounds

The property stands on even topography. The subject property has a private roof terrace. There are parking restrictions on the access road, and parking may be a problem.

We believe the property does not come with any allocated parking, and your legal advisers should verify and confirm this.

Location

The property is situated within the London City fringes, in a mixed commercial and residential area of Hackney, London, and other houses in Luke Street are of similar ages, designs, and characters.

The building is located within the South Shoreditch Conservation Area, and your legal advisers should verify and confirm this point, and also advise you accordingly.

Facilities

The property is close to most local amenities, including schools, shops, and public transport services. Shoreditch High Street is within a quarter of a mile of the property and shopping facilities are available in the immediate vicinity. Local schools and hospitals are also available within a one-mile radius.

Liverpool Street Underground and mainline stations are also within walking distance.

Local environment

The Geological Map of Britain has identified the block as being within the vicinity of an area that may be affected by subsidence/subsoil movement due to clay/silt/sand subsoil formation. The area is also within a less than 1% radon risk area. Your legal advisers should verify further and advise accordingly.

For further information, please visit https://www.ukradon.org/information/ukmaps and https://mapapps.bgs.ac.uk/geologyofbritain/home.

The UK government website for flood risk assessment identifies the block as being within a low level of flood risk; your legal advisers should verify and confirm these points. For further information, please visit https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk

Other local factors

We inspected the property during the day. At the time of our inspection, no significant sound from adjacent properties was noted. Having regard to the age of the property, it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction.

Therefore, it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property, which in the extreme could affect your enjoyment of the property.

We recommend that formal legal enquiries should be made of the Seller or Management Company to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

We are not aware of instances of rail, road, or any other noise unduly affecting this property. We would, however, recommend that your Legal Advisor make formal enquiries of the Local Authority before purchasing to determine whether there is any recorded evidence of other noise pollution within the area, other than already stated, if known to you at this time, which would lead you to reconsider your purchase of the property.

In addition, as part of pre-contract search enquiries, your Legal Advisor should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

There are no other known or apparent adverse features of the location that are likely to affect the future saleability or value of the property.

D

Outside the property

D

Outside the property

Limitations on the inspection

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection, and no liability can be accepted for any deterioration in its condition after that date.

This building survey report has been prepared in accordance with the signed Terms and Conditions of Engagement. We would like to point out that this is a general building survey report on the property and not a Schedule of Conditions that would list every minor defect. It is a report intended to give a general opinion as to the condition of the property and to enable you to plan for future maintenance.

Most clients find it useful to read the Surveyor's Overall Opinion section at the beginning of the report first to gain a general overview of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Before purchase commitment, you should conclude all the further investigations we have recommended and have these, and all the repairs priced, so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

The report has been prepared solely for the benefit of the named client, and no liability is accepted to any third party. No formal inquiries have been made of the Statutory Authorities, nor have investigations been made to verify information as to the tenure and existence of rights or easements.

Where work has been carried out on the property in the past, the surveyor cannot warrant that this has been undertaken in accordance with the manufacturer’s recommendations, British and European Standards, Codes of Practice, Agreement Certificates, and Statutory Regulations.

The surveyor has attempted to inspect the entire property and has gained access to all available space. In common with most inspections, the inspection was restricted, but the surveyor made every attempt to identify the defects from the evidence visually available. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it is assumed that in producing this report, such areas are free from defects. If greater assurance is required on these matters, it will be necessary to carry out exposure work. Unless such works are carried out before purchase commitment, there is a risk that additional defects and consequential repair costs will be discovered later.

Comments cannot be given on areas that are covered, concealed, or otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defects. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out before the exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered later.

The inspection was limited to the subject unit and approached common areas only. It is not possible to comment on the condition of other parts of the building or any potential liability for defects in such parts.

Consequently, we are unable to comment fully upon the condition of these concealed areas, and therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your specialist testing of all services before the purchase commitment.

It should also be appreciated that some service pipes and cables are covered, and any opening access panels cannot be opened without disturbing decorations. Therefore, a full inspection was not possible. Also, some service pipework is below the flooring, making inspection impracticable. In such circumstances, the discovery of leakages, if any, may not be possible.

No beams, lintels, or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas. Therefore, you must accept the risk of unseen defects should you wish to proceed without further investigation.

It should be appreciated that parts of the property are some 176 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. Restoration to a condition 'as new', particularly of brickwork, stonework, ironwork, joinery, and roofing materials, can prove uneconomic. The report has been prepared with due regard to the age and type of the building.

In some cases, window and door frames built from unseasoned or defective timber deteriorate gradually from within the timber itself, even though fully protected on the surface and at the joints. In such circumstances, the detection of rot may be impossible.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition, or efficiency can only be assessed as a result of tests.

It was not raining at the time of our inspection, and it is not possible to state that gutter joints, roof junctions, flashings, etc are watertight.

Most floors were concealed by fitted coverings, restricting inspection of the timber floor in such areas. The property was occupied at the time of our inspection and we have, therefore, relied on our local knowledge and information provided to us by the vendor’s agents and our local knowledge. We have also consulted commercial websites such as the British Geological Map, Zoopla, and ‘Rightmove’ for other general information about this locality.

D1 Chimney stacks NA

Not applicable.

D2 Roof coverings

NI

It was not raining at the time of our inspection. The absence of any significant staining to fascia boards or superstructure would appear to suggest there are no major defects/leakages at present.

The roof covering could not be viewed due to the height and configuration of the building. We understand that the roof covering is of a flat design, weathered with a flat roof membrane. You must have the flat roof inspected by a competent roofer to determine its condition before you commit to the purchase.

Your Legal Advisers should confirm responsibility for repairs of flat roof covering from the management company, and that there is an adequate annual sinking fund set aside for repairs/replacement, should the need arise, so that unexpected repair bills or increased service charges can be avoided

It should be noted that felt roofs have a typical life of 10-15 years and are prone to sudden failure and leakage. Periodic re-covering will, therefore, be necessary, and when this is undertaken, the supporting structure may also need some attention.

Since it was not raining and the flat roofs could not be viewed, we were unable to establish the adequacy of the flat roof's fall and whether any ponding occurred. A drone survey or the use of scaffolding will be required to be categoric regarding the condition of the flat roof.

Flat-felt roof coverings have a comparatively short life and will require regular maintenance checks. Even though the general condition of the felt appears satisfactory to type and age, repairs/replacement must be expected in the future. It is difficult to predict when this will be required, as felt roofs can break down with little warning, even when they visually appear sound.

To repair, maintain or replace roofs safely and without damaging the roof covering, contractors will have to use appropriate access equipment (for example, scaffolding, hydraulic platforms, etc.).

Condition rating NI: Not inspected

D3 Rainwater pipes and gutters

1

It was not raining at the time of our inspection. The absence of any significant staining to fascia boards or superstructure would appear to suggest there are no major defects/leakages at present.

The downpipes and hopper heads are the original cast-iron sections. These are in reasonable condition to type and age.

There are parapet gutters on the main roof. This could not be viewed due to the height and configuration of the building. Parapet gutters are usually lined with lead. Lead is prone to splitting and allowing water penetration. We cannot ascertain the condition of these gutters, and we recommend further investigation requiring a long ladder or scaffolding. This may be expensive due to the scaffolding cost.

Defective rainwater fittings are a very common cause of dampness, which can lead to deterioration in the building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

It was not raining at the time of the inspection therefore it was not possible to determine the water tightness of the rainwater fitting joints; therefore, the water-tightness of these joints could not be thoroughly checked. The gutters and downpipes should be observed during heavier rain, and any leaking joints resealed or replaced, as necessary.

It is assumed that there are suitable underground drainpipes to collect the surface water and disperse it into the public sewer. However, no excavations have been made to establish the existence, position, or condition of any such pipes, and therefore, it cannot be confirmed that a satisfactory drainage system exists. Drainage should be monitored during heavy rainfall to be categoric.

It is important to keep these gutters in watertight condition to prevent rainwater from seeping into the fabric of the building. Regular inspection of the gutter linings is recommended, together with resealing as may be found necessary.

We are unable to establish the adequacy of the flat roof's fall and whether any ponding occurs. The long ladder will be required to be categoric.

Inquiries of the management company would be a recommendation to ascertain whether any problems have been experienced with the rainwater goods or work required.

To repair and maintain rainwater goods safely and without damaging the roof covering, contractors will have to use appropriate access equipment (for example, scaffolding, hydraulic platforms, etc.).

Condition rating 1: No repair is required, and the property should be maintained in the normal way.

D4 Main walls

1

Inspection of the external surfaces of the main walls was made from ground level with the aid of binoculars, a spirit level, and a standard surveyor's ladder. The inspection was also facilitated via readily accessible windows.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above-ground signs of defective foundations.

Your attention is drawn to the fact that the subsoil in this district is predominantly clay. Clay subsoils are susceptible to shrinkage during periods of extremely dry weather, as the volume of the clay changes in proportion to its moisture content. The risk of foundation damage increases significantly when trees or shrubs are planted near buildings. As a general policy, it is recommended that no shrubs or trees with high water demand be planted close to any buildings.

It should be ensured that your building's insurance policy includes adequate cover for subsidence and heave damage. Care will therefore be needed when planning any future planting within the boundaries.

The external walls of the main building range from 500-600 mm in solid brick construction. Evidence of historic, longstanding movement was also noted at all elevations, including cracking and general distortions to external envelopes, on wall surfaces, around the door, window openings, and the parapet wall to the front elevation. However, this is not unusual in a property of this type and age, and is not considered serious or significant; however, long-term monitoring would, of course, be necessary to be categoric regarding the structural condition, but is not considered warranted based on our single inspection within the limitations imposed.

Solid walls rely on the thickness of the materials to prevent weather penetration. The principle is that the weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through the wall. In most parts of the country, experience over centuries has shown that 225mm thick brick walls and 450mm stone walls will normally perform this function. There are, however, local variations to this. If the walls are particularly exposed or inadequately maintained, penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Solid external walls can be prone to rain penetration. Leaking gutters and driving rain can cause rainwater to soak through the masonry. Persistent water penetration can cause damage to plaster and decorations, as well as timber decay. The risk can be minimised by maintaining gutters and downpipes in good condition.

The internal faces of the main walls are plastered and finished in paint in some places, with the other areas being brick-faced. These are in reasonable condition; no significant defect was noted.

Testing internally with the aid of a conductance-type moisture meter indicated no evidence of dampness within the property.

As mentioned above, we noted evidence of structural movement to the front elevation and another part of the building. This should be monitored further to ascertain whether it is progressive or not.

Inquiries of the management company, if any, would be necessary to ascertain whether any work has been undertaken or required on the external walls.

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

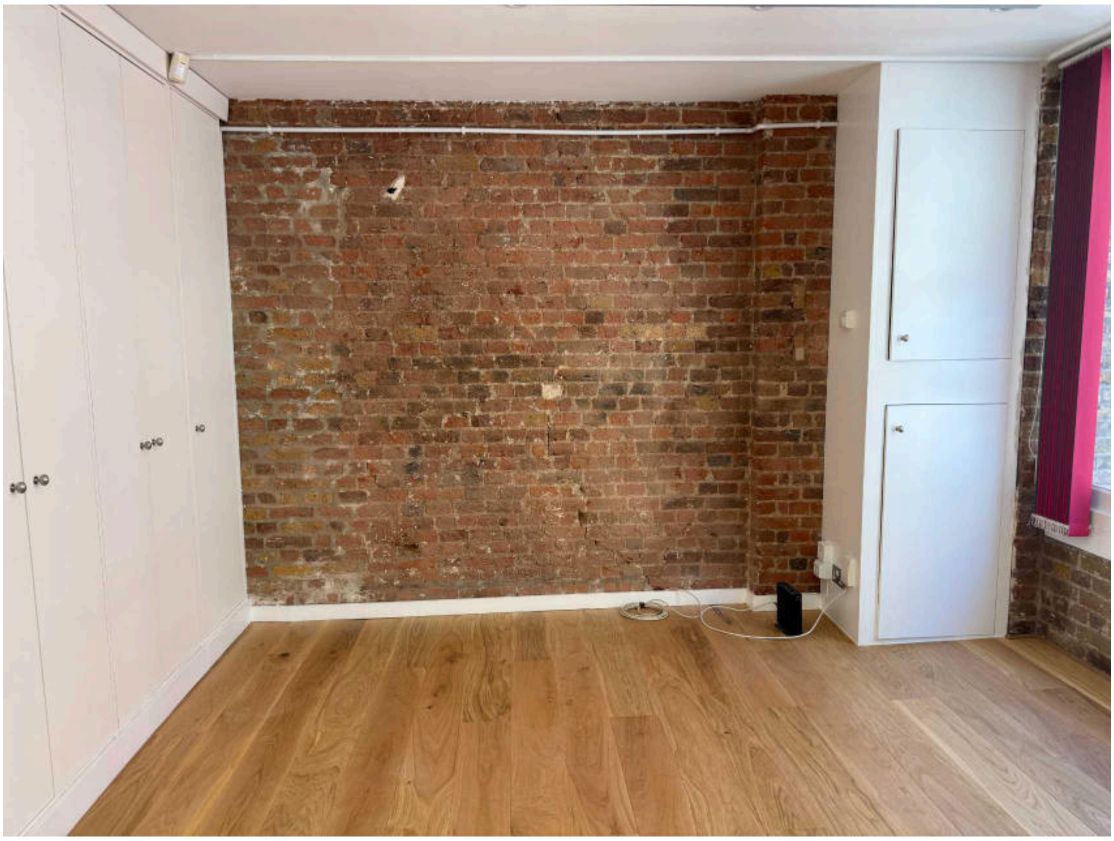
External wall

External wall

External wall

Crack on the comunal door brick arch lintel

Crack on the comunal door brick arch lintel



Crack on the bric faced wall

D5 Windows

1

Windows are the original metal single-glazed units in timber frames. The windows are in reasonable condition, and no sign of defect was noted. However, the replacement works would have required local authority consent and approval. Your legal advisers should verify and confirm that these are in place before you commit to the purchase.

The need to improve internal environmental comfort conditions may be a factor in your eventual decision as to whether or not to carry out further replacements of the windows in double-glazing, subject to Building Regulations requirements and local authority consent.

When replacing the windows, your legal adviser should check whether the windows have either Building Regulation approval or will be installed by a contractor registered with FENSA. FENSA stands for the Fenestration Self-Assessment scheme. It has been set up by the Glass and Glazing Federation (GGF) and other industry bodies, with the government’s encouragement. Please see our comment in Section H2 Guarantees.

FENSA does not apply to conservatories, porches, commercial premises, or newly built properties or extensions. In all of these instances, you are required to go through the Local Authority Building Control process. If your property is a flat, then planning permission may be required before replacing your windows. It is advisable to check this with the Planning Department of your Local Authority.

The Government's Approved Document L1B (Conservation of Fuel and Power in Existing Dwellings) complementing the energy efficiency regulations, was issued in 2010 and revised in 2013. It extended the Building Regulations to cover replacement window and door installations from April 2002, when all installers and buyers of replacement windows and doors were required to comply with improved energy efficiency requirements.

One of the main drivers is the need to reduce heat loss to conform to more stringent energy efficiency targets. Glass products will be expected to have lower heat loss, measured by their "U" value.

Where a window or windows is/are completely replaced (as opposed to repaired) in existing dwellings, they must comply with Approved Documents Parts L1B and K4 (England) or N (Wales) (safety in relation to impact). In addition, the building should not end up with a worse level of compliance with respect to other applicable parts of the Building Regulations, which include Parts A (Structure), B (means of escape in case of fire), and C (Moisture Penetration, F (ventilation), J (combustion appliances and fuel storage systems), M (access for the disabled) and Regulation 7 (Workmanship and Materials). The Building Regulations for replacement windows state that "The situation must be made no worse than the outgoing windows". For example, if the outgoing windows contained trickle vents, the new placement windows must include them. In accordance with Approved Document B, escape windows must have an unobstructed, clear, openable area. The minimum dimensions are:

Exit-free area: 0.33m2

Minimum width: 450mm

Minimum height: 450mm

A basic rule is that if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m2. The window must be able to stay open without aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations.

All habitable rooms should have a means of escape to a safe location outside:

Ground-floor rooms can have direct access to a corridor leading directly to a door or escape window to the outside or an escape window. First-floor rooms need an escape window or a protected stair enclosure leading to an external door.

This property has adequate means of escape through windows, as first-floor windows have a clear opening of 0.34m2. This would therefore comply with the regulations, as the minimum clear opening must meet 0.33m2 of the bottom opening window, to comply with regulations.

Externally, there appears to be an adequate projection of the sills beyond the face of the walls. Window sills and reveals are in reasonable condition. Drips beneath the sills should also be checked during rainfall to ensure proper discharge of rainwater away from adjacent masonry and therefore minimise the risk of damp penetration and possible timber decay.

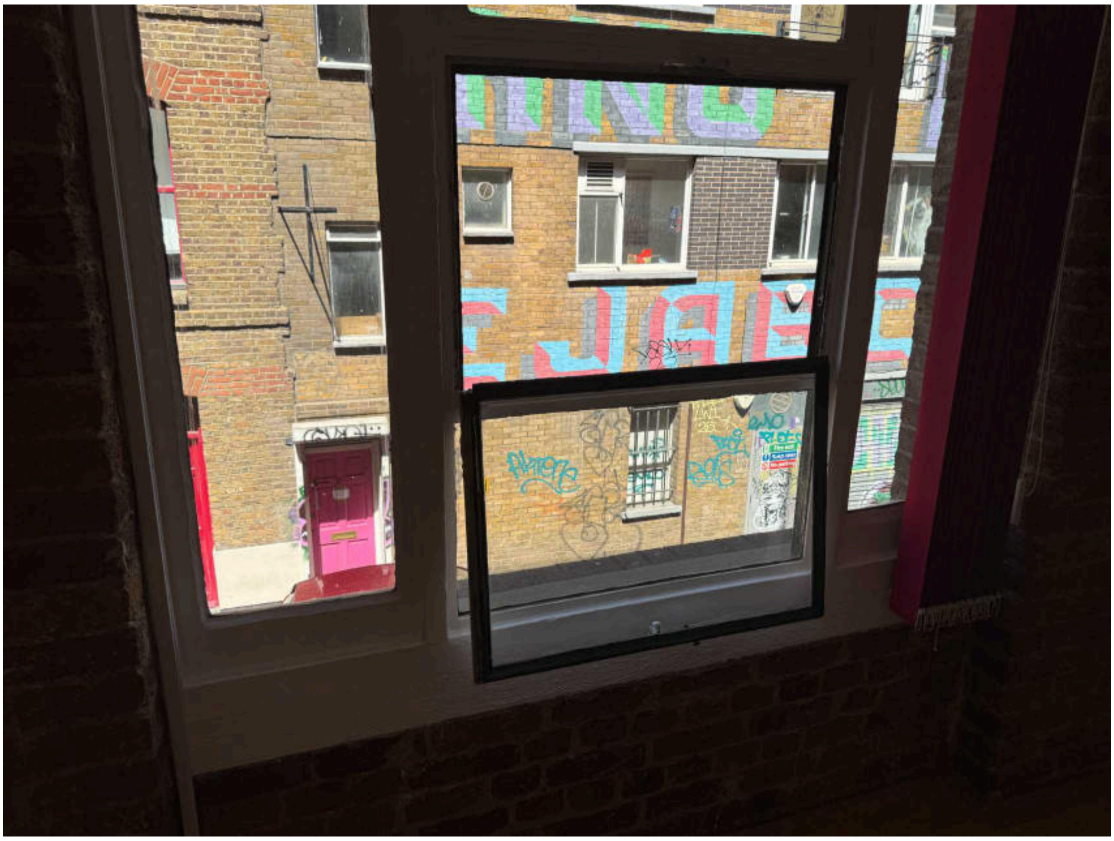
The junction between the window frames and the openings in the walls in which they are fitted is fairly sealed, but this area should be regularly checked for cracks to prevent water ingress.

Not every element was inspected in detail. Regular inspections of all movable parts should be undertaken, and suitable easing and adjusting would be considered a normal maintenance feature.

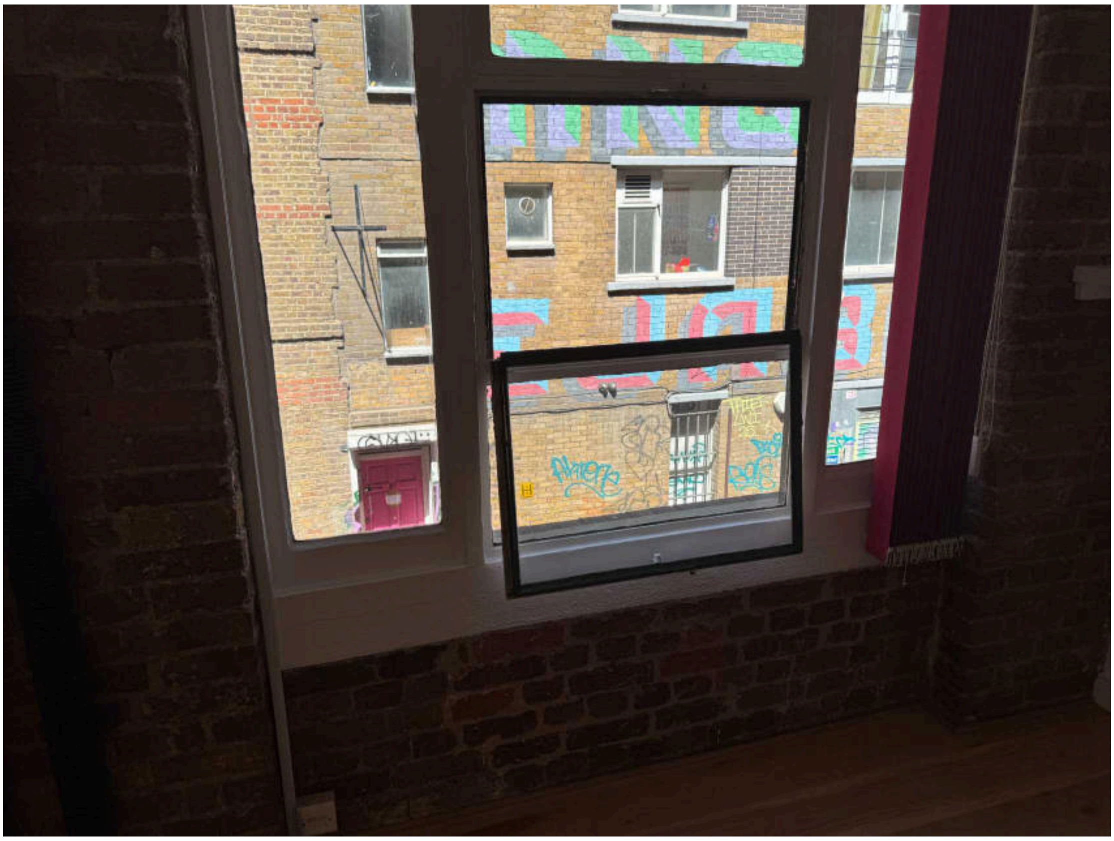
Windows and doors in critical locations, i.e. windows below 800 mm from floor level and doors where the glass comes within 1500 mm of the floor level to the start of the glass, must contain safety glass (toughened or laminated) and must include the relevant safety mark clearly visible to comply with Approved Document N.

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

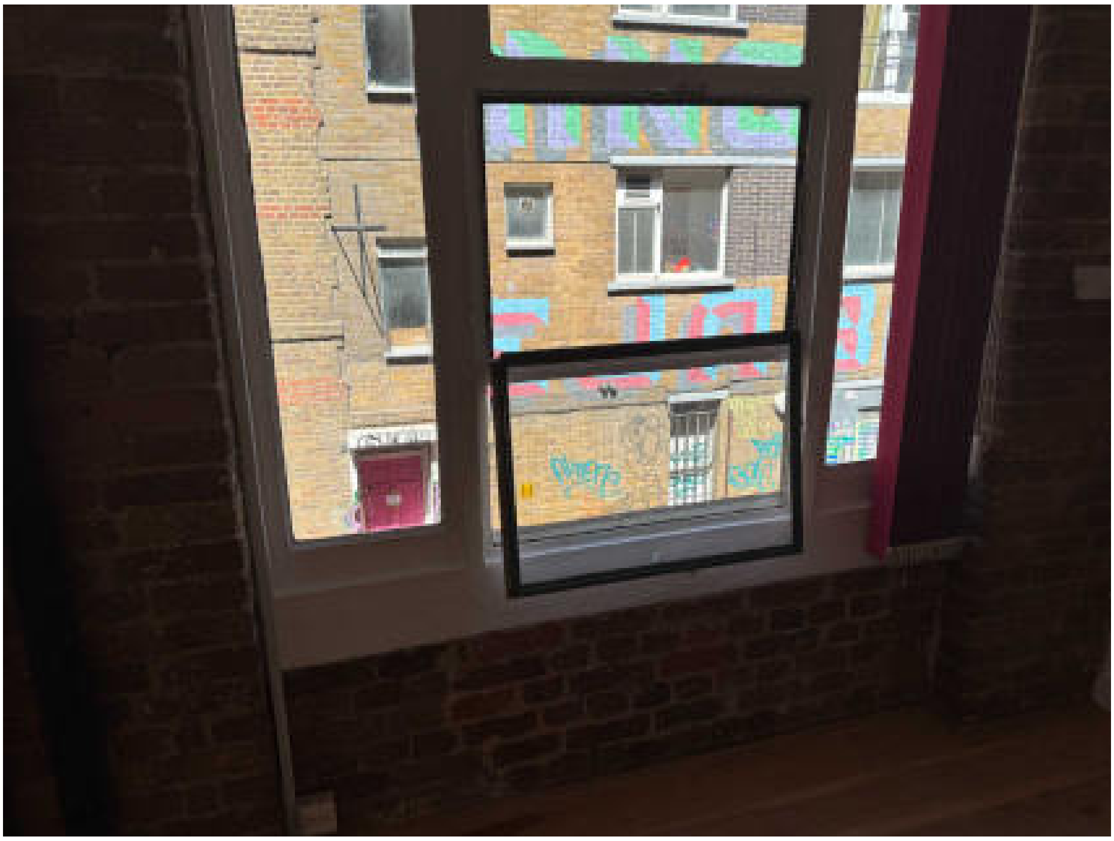
Window



Window



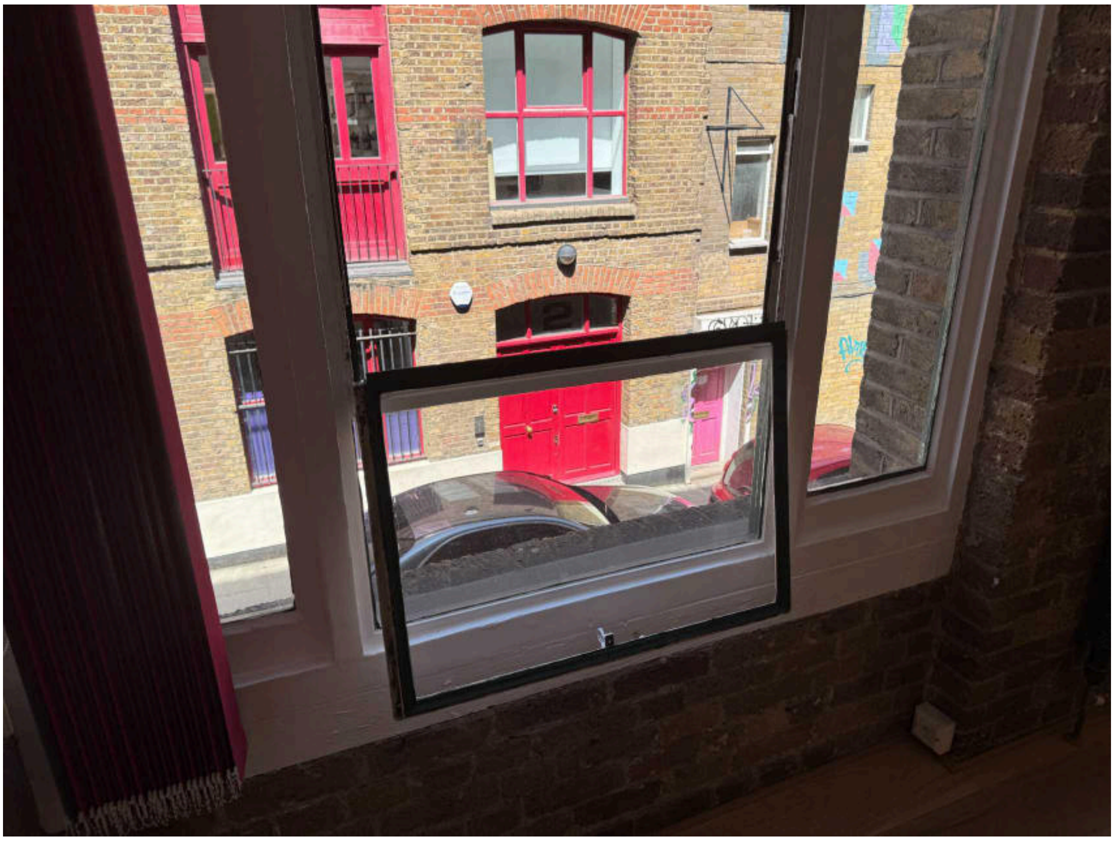
Window



Window

Window

Window



Window

D6 Outside doors (including patio doors)

1

The main entrance door and the door to the Juliet Balcony are timber-framed. The doors were in reasonable condition for their type and age at the time of our inspection; we observed no sign of significant decay/rot.

The junction between the door frames and the openings in the walls in which they are fitted is also properly sealed with no apparent defects or repairs needed. The security offered by the door is reasonable.

Not every element was inspected in detail. Regular inspections of all movable parts should be undertaken, and suitable easing and adjusting would be considered a normal maintenance feature.

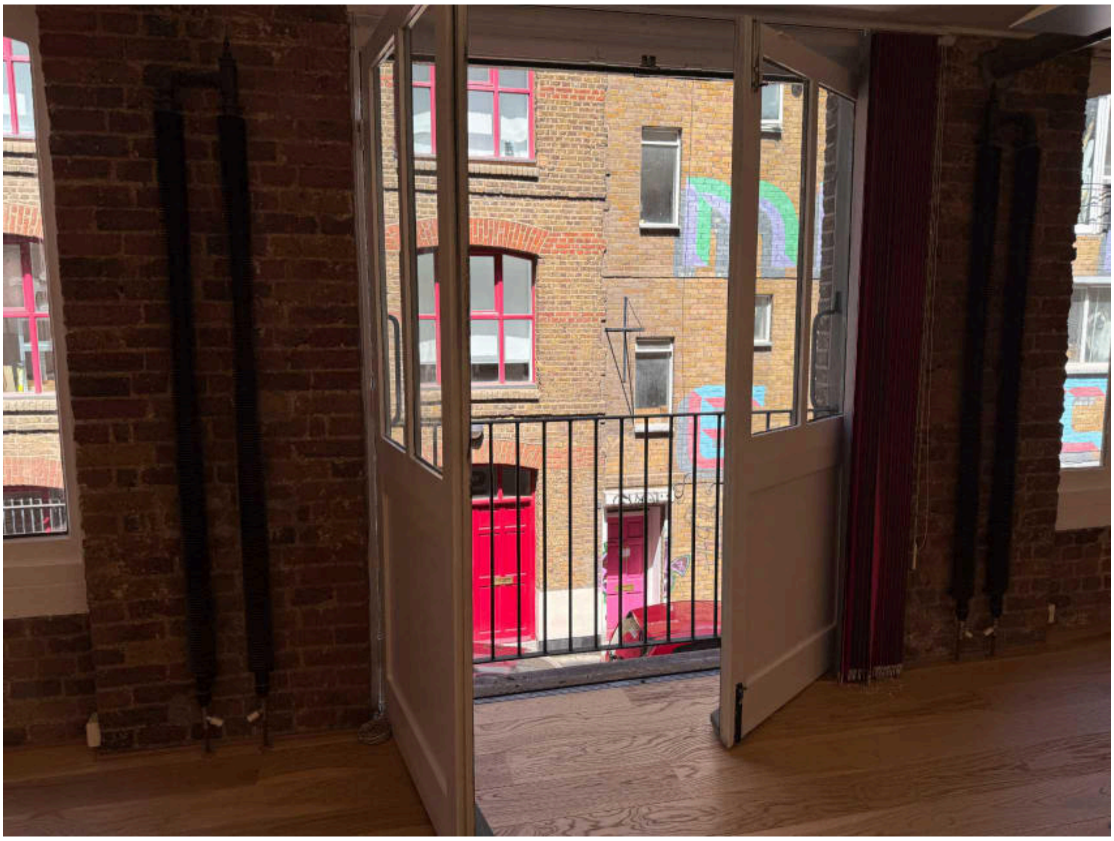
The possibility of concealed defects being present in inaccessible timbers cannot be entirely ruled out; therefore, you should accept the risk of a defect being discovered at a later time.

Windows and doors in critical locations, i.e. windows below 800 mm from floor level and doors where the glass comes within 1500 mm of the floor level to the start of the glass, must contain safety glass (toughened or laminated) and must include the relevant safety mark visible to comply with Approved Document N.

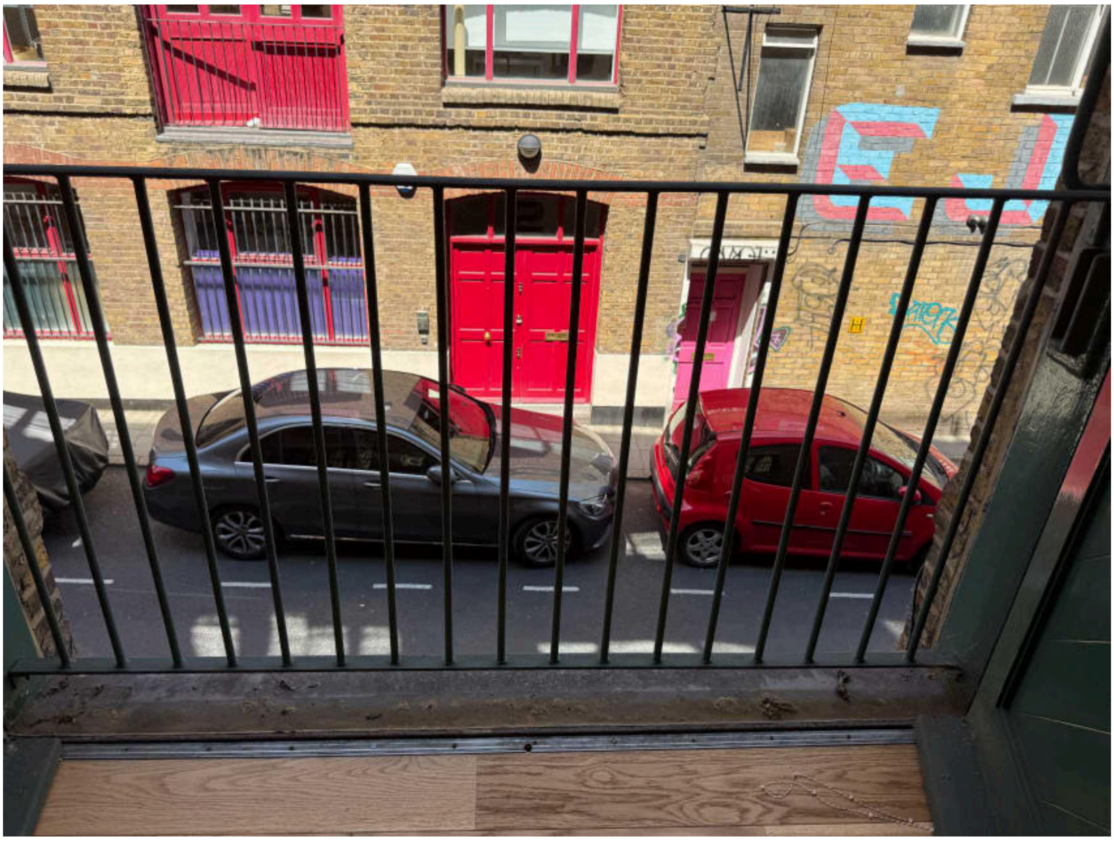
Condition rating 1: No repair is required, and the property should be maintained in a normal way.

Entrance door

Entrance door



Door to the Juliet Balcony



Metal railing to the Juliet balcony

D7 Conservatory and porches NA

Not applicable.

D8 Other joinery and finishes

NI

The external joinery, soffits and fascia could not be inspected due to the height and configuration of the building. No detailed comment can be made regarding areas that have not been inspected.

The usual woodwork at the eaves level (the edges of the roof where the guttering is fixed) comprises timber soffits and fascia. These could not be viewed, but we assume they are generally in reasonable condition.

It is not possible to comment on any concealed sections of the woodwork. A closer inspection of woodwork could reveal areas of wet rot, for example, behind guttering, soffit, and fascia.

Woodwork at the roof or eaves level is commonly affected by weathering and rot, and the need for repairs should be anticipated.

In addition to external joinery exposed to the weather, areas, particularly at risk, include timbers built into damp walls and floors beneath leaking sanitary fittings.

The external decoration is in reasonable condition, and weathering was noted. Regular maintenance should be carried out now, and as required, about every five years, to ensure that all surfaces are protected.

The external decorations to any exposed timbers should be maintained to a good standard to reduce the risk of damage and timber decay.

In addition to external joinery exposed to the weather, areas, particularly at risk, include timbers built into damp walls and floors beneath leaking sanitary fittings. We recommend that further exposure and examination of substructural timbers be carried out before purchase commitment by a reputable timber and damp specialist to determine their condition more accurately.

The external decorations to any exposed timbers should be maintained to a good standard to reduce the risk of damage and timber decay. Damp roof timbers and floor timbers are also vulnerable.

Inquiries of the management company, if any, would be necessary to ascertain whether any work has been undertaken or required on external joinery.

Condition rating NI: Not inspected

D9 Other

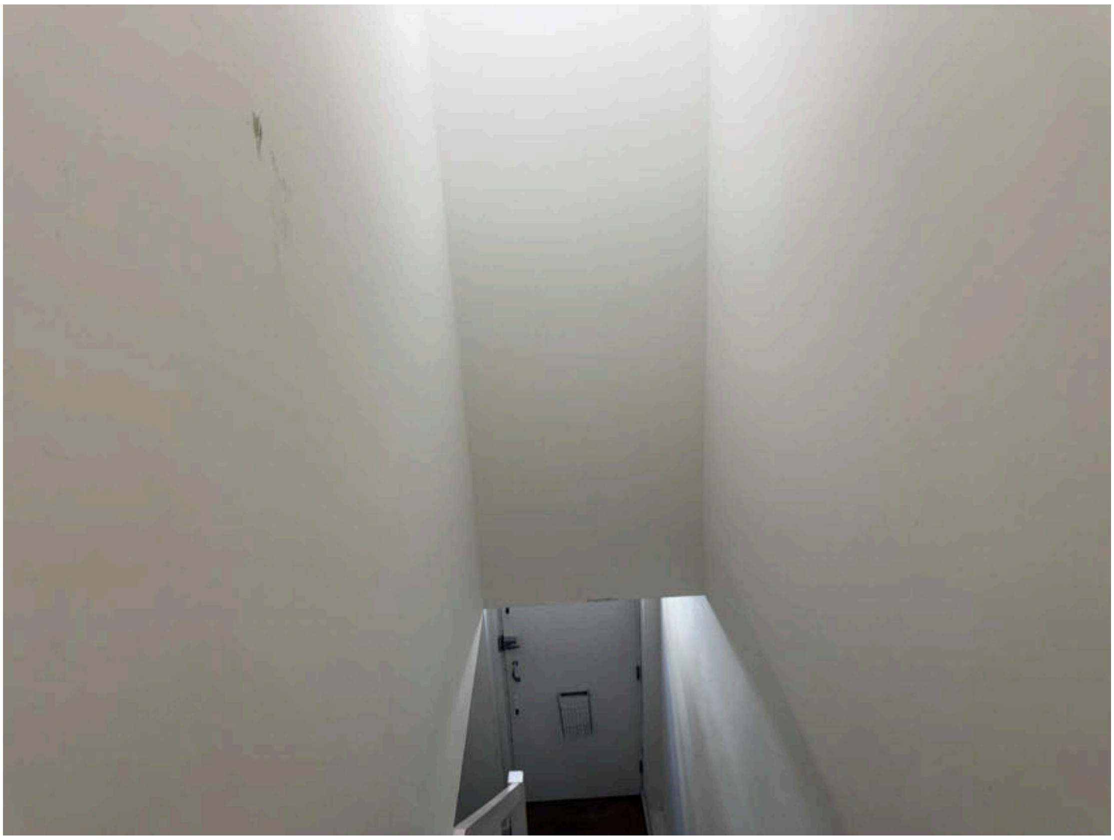
1

Communal areas to the front, the entrance door, staircase arrangements, and all the accessible common parts are in reasonable condition. No signs of appreciable defects were noted.

Access is via an entry phone system and communal entrance door to the front, lobby, and staircase arrangements; usual wear and tear was noted. Regular maintenance will be required.

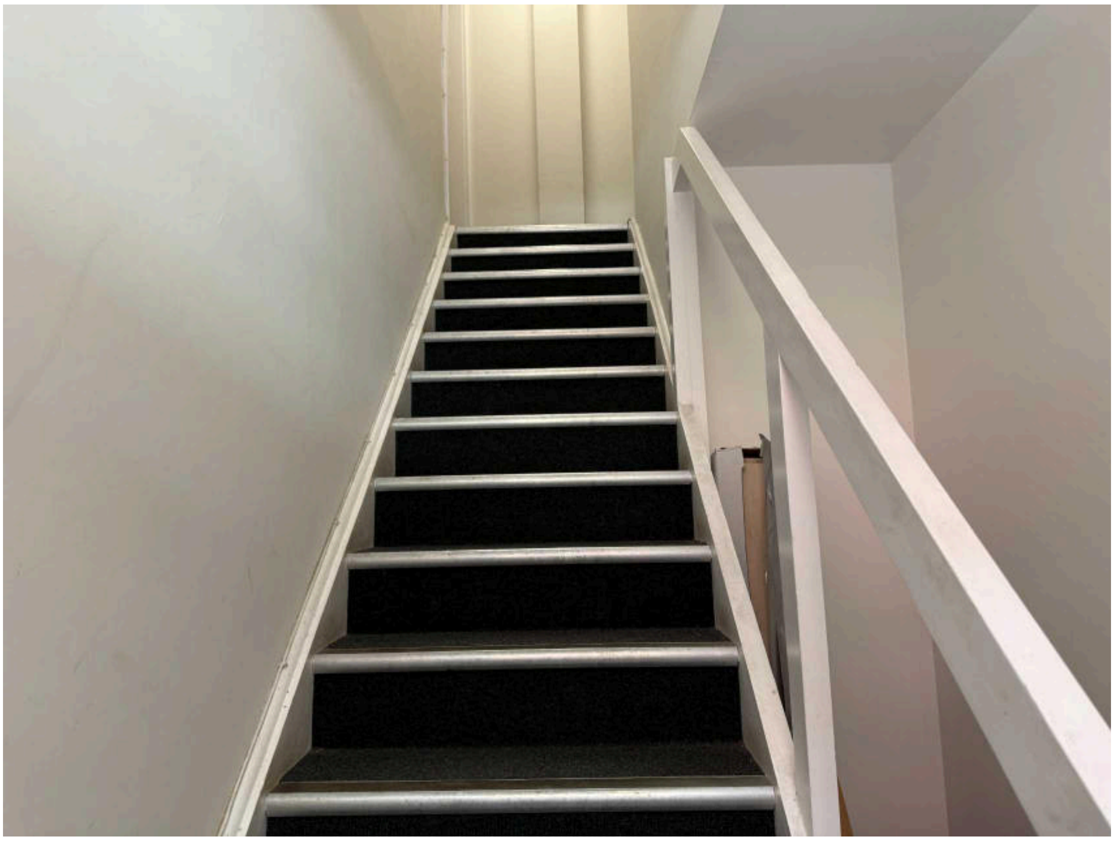
It is assumed that common parts are subject to an appropriate maintenance contract. Your legal advisers should confirm with the management company, if any.

Condition rating 1. No repair is required. The property should be maintained in a normal way.



Communal lobby

Communal lobby



Communal staircase arrangement

Communal entrance door

E

Inside the property

E

Inside the property

Limitations on the inspection

We have not inspected parts of the property that were covered, unexposed, inaccessible, or not possible to inspect without removing carpets or fittings. We are unable to report that such parts are free from rot, wood-boring insect infestation, other pests, or defects. We cannot accept any responsibility for any defect which would have been apparent to us only if we had been able to inspect these parts of the property freely.

Some of the internal walls are concealed by wall tiles, fixtures, and fittings. Defects may exist in unseen areas, and unless the property is fully inspected before purchase commitment, there may be additional costs of repair which must be borne by you.

Our inspection of the roof timber was restricted, and no comment could be made regarding the roof structure.

Defects may exist in unseen areas, and unless the property is fully inspected before purchase commitment, there may be additional costs of repair which must be borne by you.

It was not raining at the time of our inspection. The absence of any significant staining to fascia boards or superstructure would appear to suggest there are no major defects/leakages at present.

The property has been recently refurbished with most elements now concealed. Where work has been carried out on the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and European Standards and Codes of Practice, Agreement Certificates, and statutory regulations. It may well be advisable for your legal advisers to obtain a Professional Consultants Certificate for the works that have been carried out.

E1 Roof structure NA

Not applicable.

E2 Ceilings

1

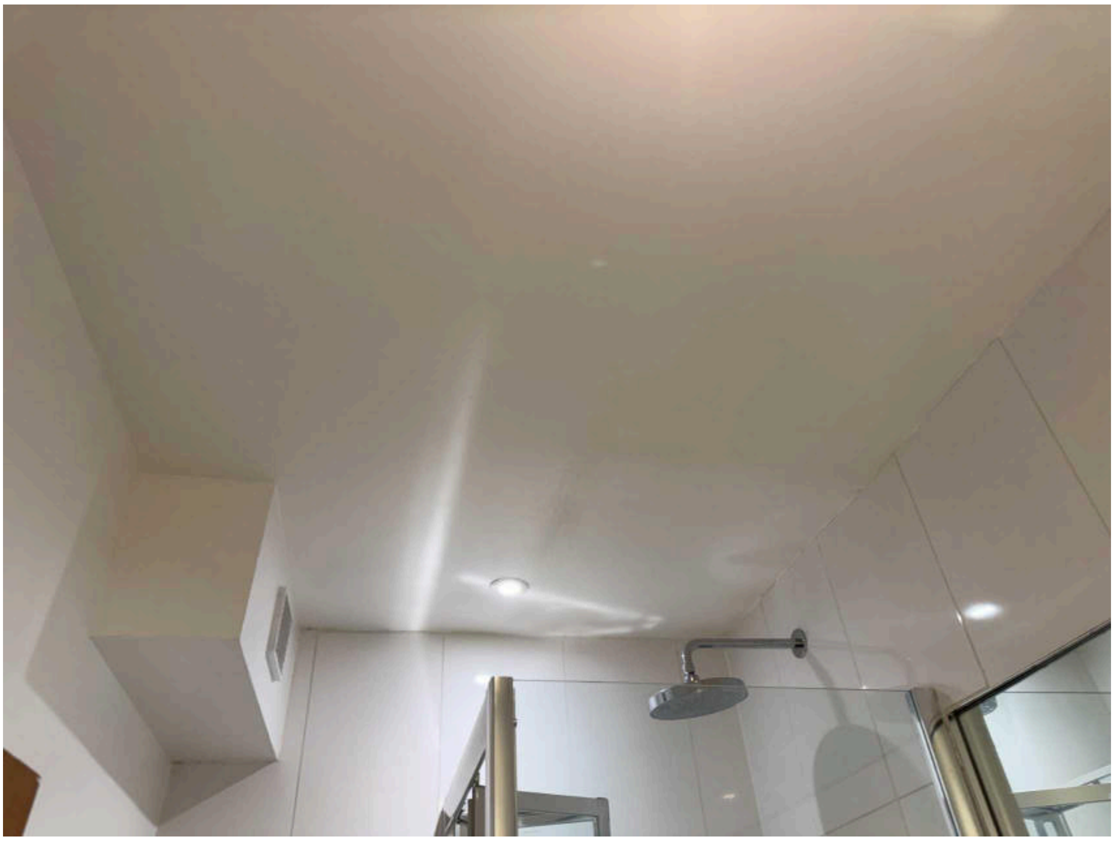
The ceilings have been inspected from within the rooms. No opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage.

The ceilings consist of concrete overlaid with plasterboard, finished with paint. No appreciable cracks were noted; however, the plasterboard ceiling is prone to joint and shrinkage cracks. Minor cracks will be noted in the ceiling surfaces, which may be caused by general shrinkage and the normal vibrations, thermal movement, and settlement over the years, which tend to occur in domestic buildings of this type.

These cracks are not of structural significance but will need to be filled when redecorating. The ceilings appear in reasonable condition to type and age. No severe instability is evident. We observed usual minor hairline cracking generally and at the joints between ceilings and walls. Cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled when redecorating.

It should be noted that plasterboard ceilings are prone to joint and shrinkage cracks. Minor cracks are noted in the ceiling surfaces, which may be caused by general shrinkage and the normal vibrations, thermal movement, and settlement over the years, which tend to occur in domestic buildings of this type. These cracks are not of structural significance but will need to be filled when redecorating.

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



Ceiling

Ceiling

Ceiling

Ceiling

Ceiling

Ceiling

Ceiling

E3 Walls and partitions

1

The property has been redeveloped/ refurbished with most elements now concealed. Where work has been carried out on the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British and European Standards, Codes of Practice, Agreement Certificates, and statutory regulations. It may well be advisable for your legal advisers to obtain a Professional Consultants Certificate for the works that have been carried out.

The walls and partitions have been inspected within the rooms, and no opening up has been undertaken. The precise composition of the wall structures, linings, and finishes cannot be ascertained without causing damage.

Some of the internal walls are concealed by timber lining, wall tiles, fixtures, and fittings. Defects may exist in unseen areas, and unless the property is fully inspected before purchase commitment, there may be additional costs of repair which must be borne by you.

The property consists of stud partitions, which are in reasonable and acceptable condition at the time of our inspection. The condition of the plasterwork is also reasonable for its age.

It should be noted that over the years, the bond between the plaster and the masonry can become weak and loose. This often occurs around window and door openings that are subject to vibration.

When tapping the wall surfaces, some hollow-sounding areas of plaster were observed. In practical terms, this can (but does not necessarily) mean that the plaster will fall away when stripping off old decorations.

Minor/hairline cracks were noted in the walls, which have been caused by general shrinkage and normal vibrations which tend to occur in domestic buildings. These cracks are not of structural significance but will need to be filled when redecorating.

Hairline cracks were also noted on some wall surfaces and junctions, possibly caused by settlement movement. Settlement cracks are typically found in properties of this age and design and are not of structural significance unless they become progressive. Such cracks can be filled when redecorating.

It should be noted that before carrying out any work to the party wall, a notice would need to be served on the adjoining owner under the Party Wall Etc Act 1996. Failure to serve such notice may lead to legal action being taken by an adjoining owner. Surveyor Sorted would be pleased to assist, and if you require further help, please call our surveyors on 02039003902.

There is no evidence of condensation noted within the property at the time of our inspection, but ventilation should be maintained to prevent this from occurring. Condensation will inevitably be encountered during normal occupation. If not managed correctly, condensation can lead to mould growth, which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation, and insulation should prevent excessive condensation. This may require a review of the lifestyle of the building.

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

Internal wall

E4 Floors

1

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

The floorboards/coverings have not been lifted, and we cannot comment on the condition of the floor construction. You must accept the risk of defects being present. The floors are covered with fully fitted and fixed floor covering throughout, and this restricts full inspection of the floor construction.

Checking the full construction of the floor requires intrusive checks, which are beyond the scope of this report. Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floorboards were lifted, which in this instance meant that the inspection of sub-structural timbers was not possible.

The floor is of concrete construction, overlaid with floor covering. We found no sign of deflection or springiness. The floor is in reasonable condition.

The property forms part of a conversion and, as such, is more prone to noise disturbance from other users. You should check this aspect before the purchase commitment. The flooring beneath the baths and shower fittings could not be inspected as this would involve damaging investigations, which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework or through gaps in the wall tiles, or around the bath/shower, dampness may have caused decay on the floor.

No evidence of fungal growth was noted in areas where moisture and condensation could have been persistent, for example, around the base of wash hand basins, but further investigations before the exchange of contracts are recommended to establish whether any defects exist. This may cause damage to the shower panel/fittings, which is currently rigidly fixed in position. A carpenter should be appointed to do this work, with the vendor's permission, so that the extent of any damage can be established and properly repaired.

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

Floor

Floor

Floor

Floor

E5 Fireplaces, chimney breasts and flues

1

The central heating boiler flue appeared clear and unobstructed and should always be kept so. Adequate ventilation must be provided to ensure there is sufficient oxygen during the combustion process to prevent the production of carbon monoxide as opposed to carbon dioxide, the former being toxic. This is a mandatory requirement under the Gas Safety Regulations.

The central heating boiler flue appeared clear and unobstructed and should always be kept so. Where there are gas appliances within a property, we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified person will be able to advise you further regarding these.

Ventilation must be provided to ensure there is sufficient oxygen during the combustion process to prevent the production of carbon monoxide as opposed to carbon dioxide, the former being toxic. This is a mandatory requirement under the Gas Safety Regulations.

A GAS SAFE registered engineer should be called in to fully determine the condition of all gas appliances/pipework within the property to ensure their compliance with all regulations and requirements, and the adequacy of flues to accommodate exhaust emission arrangements.

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

Central heating boiler flue

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

1

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer before legal commitment to purchase.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of the connections. Leaks can occur at any time between the date of the survey and your taking occupation. If leaks are found when you take up an occupation, you should not assume that they were visible, accessible, or indeed in existence at the time of the survey. Any such leaks should be promptly rectified. Removal of the appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

A modern and recently installed kitchen is provided, comprising wall and floor units of timber construction. This appears to be in satisfactory condition. The kitchen is provided with a range of units, cupboards, and worktops. The provision of general storage cupboards is appropriate to the scale of the dwelling.

The carcass of these units is made of chipboard, which deteriorates when it becomes wet. It is, therefore, necessary to protect the chipboard by maintaining seals and laminated coverings in good condition.

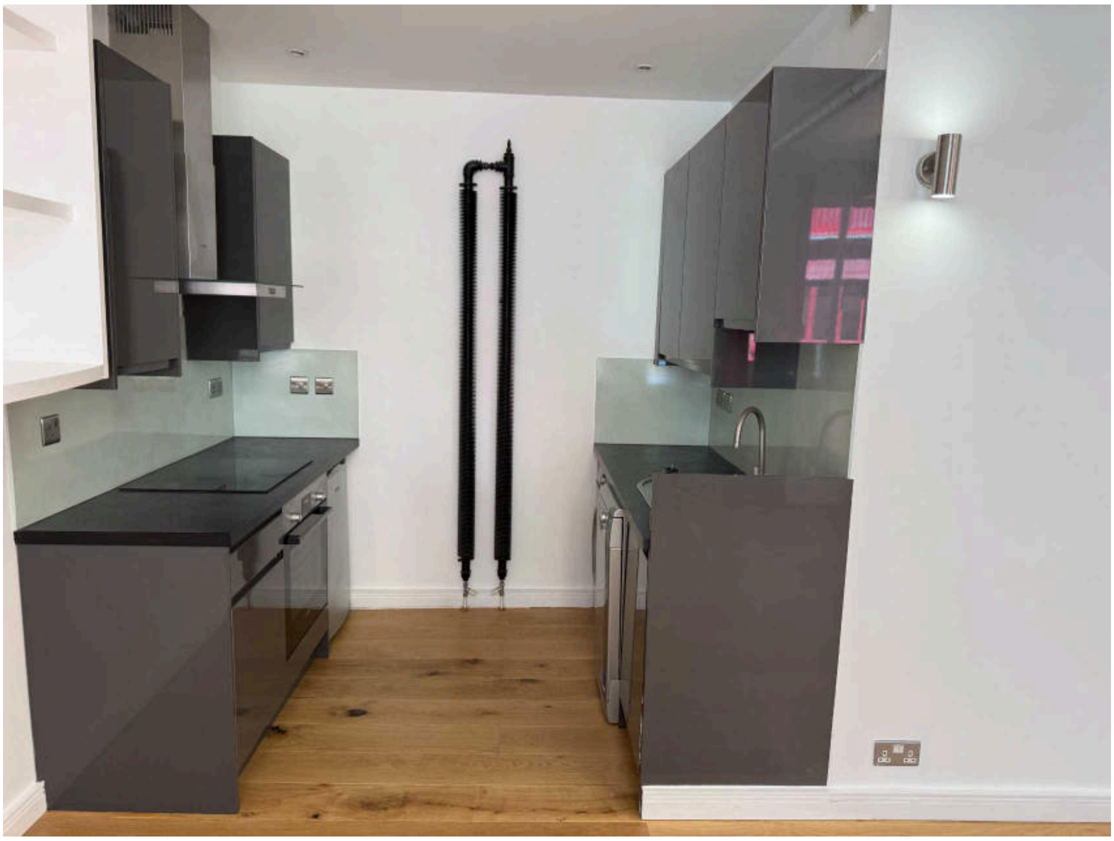
The kitchen sink is plumbed in plastic. We are unable to advise further on the suitability of pipe connections and wastes. The standard of fitment is a matter of personal taste.

A representative sample of timber has been inspected, and no timber defects were noted. The possibility of concealed defects being present in inaccessible timbers cannot be entirely ruled out.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, and obscure dampness to walls and problems. You should plan for a higher level of maintenance with these fittings.

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

Kitchen fittings



Kitchen fittings

Kitchen fittings

Kitchen fittings

E7 Woodwork (for example, staircase joinery)

1

There is an adequate range of internal joinery in character with the age of the property. The internal decorations are reasonable, but you may wish to redecorate them to your taste.

The doors are timber-framed. They were found to be in satisfactory condition. Over time, door hinges, latches, and handles can wear, requiring occasional adjustment and repair. You should repair this when required.

The door surrounds and skirting boards are of timber construction and appear adequately fixed in position.

The property has painted architraves and skirting boards throughout. These are believed to be replacement fittings due to the unique moulding styles that have been used. All the internal software joinery doors, liners, and other such timbers are in reasonable condition.

Not every element was inspected in detail. Regular inspections of all movable parts should be undertaken, and suitable easing and adjusting would be considered a normal maintenance feature.

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

Fitted cupboard

Internal door

E8 Bathroom fittings

1

The plumbing installations were not specifically tested. Regular checks, therefore, should be made of all pipe connections, surrounds, and seals to reduce the risk of water leakage and decay.

We recommend a test before purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

There is a shower room/toilet in this property, all fitted with modern sanitary fittings, including a wash hand basin, and a high-level toilet.

The shower seal shows evidence of wear and tear and possible leakage. Bath seals and enclosures are prone to leakage and disrepair. Regular checks, therefore, should be made of all pipe connections, surrounds, and seals to reduce the risk of water leakage and decay.

Pipe connections in plastic tubing. We are unable to comment further on the suitability of connections. The standard of fitments is a matter of personal taste.

Where there are built-in fitments such as bath and kitchen fittings, dampness can be difficult to trace but costly and inconvenient to rectify.

Sanitary fittings are connected to the plumbing system and discharge wastewater into the drainage system, so they are vulnerable to water leaks. The sealants around the edges of the bath, shower cubicle, and wash hand basin can also have the same effect.

This damage can affect adjacent surfaces and, if not repaired quickly, wood rot can soon develop. The boxing and panelling around the bath, shower cubicle, and other appliances can keep these problems hidden.

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

Sanitary fittings

Sanitary fittings

Sanitary fittings

Sanitary fittings

E9 Other

1

The communal area of the building, to the front, is a communal entrance door, timber floor, lobby, enclosures, passenger lift, and communal staircase and landing, with usual wear and tear discolouration to decorative finish and flooring.

Usual hairline cracks consistent with the settlement of shrinkage were noted. We assume common parts are the subject of appropriate maintenance contracts, and your legal advisers will verify.

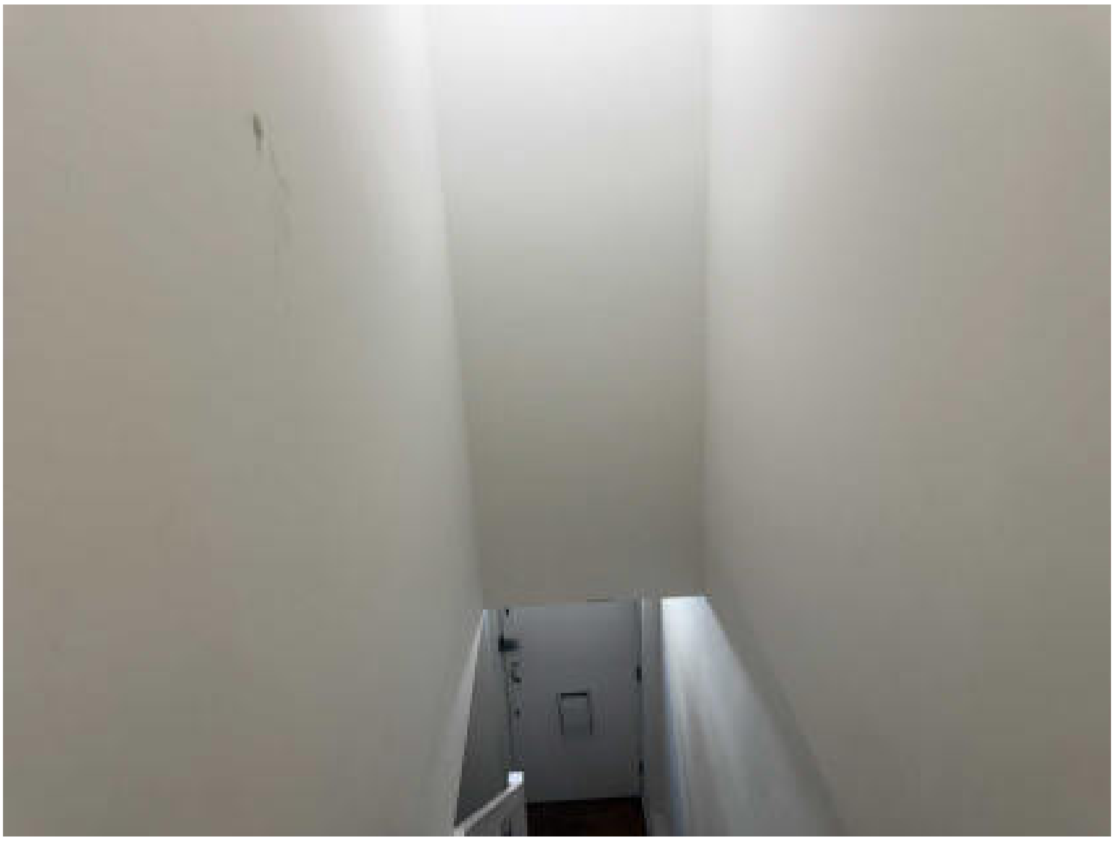
There are smoke spot detectors within the flat and common parts. For safety reasons, it is recommended that these are mains-controlled smoke and carbon monoxide spot detectors, which should be regularly serviced in accordance with the manufacturer's instructions.

Based upon a cursory examination, common areas are generally serviceable and adequately maintained. We assume these are the subject of appropriate maintenance contracts. If you require further information, appropriate inquiries should be made by your legal advisers before purchase.

It is assumed that maintenance is the responsibility of the management company. Your legal adviser should obtain full details. See Section I3 Issues for your legal advisers.

The legal adviser should also confirm that the person in control of the management of the building has complied with all statutory regulations. See Section I1 Issues for your legal advisers.

Condition rating 1. No repairs are required, and the property must be maintained in the normal way.

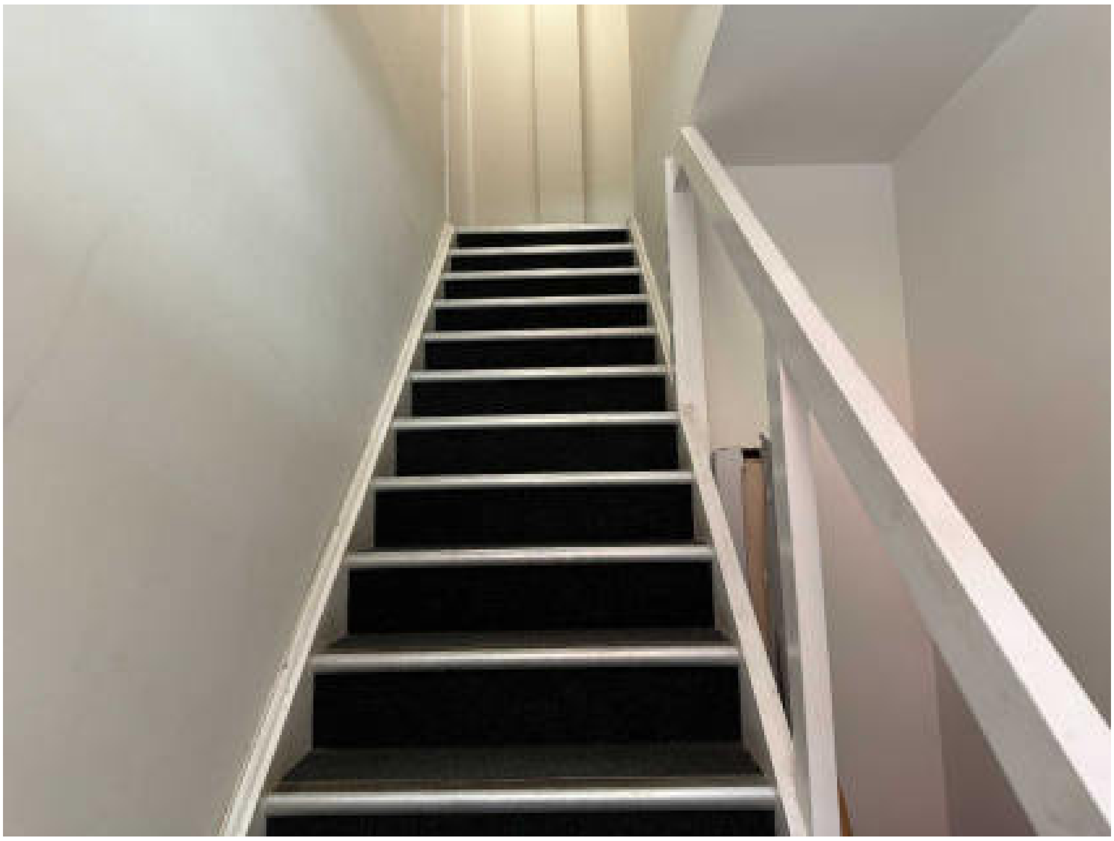


Communal lobby

Communal lobby and entrance door

Smoke/fire detection

Fire/smoke extinguisher



Communal staircase

Communal entrance door

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

As a general note regarding services, we are not specialists in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as helpful comments and suggestions. They are not a complete assessment of all problems that may exist.

We visually checked the electrical installations. These appear in reasonable condition and are currently in working order; however, we do not carry out testing of services, and in accordance with current regulations, all services should be tested on change of hands by qualified and competent engineers, and we recommend you instruct the appropriate engineers to carry out further tests before you commit to the purchase.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure.

Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your specialist testing of all services before the exchange of contracts.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition, or efficiency can only be assessed as a result of tests.

***Safety warning for F1 Electricity:** Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact Electrical Safety First.*

F1 Electricity

3

The electrical installation was not specifically tested. We recommend a test before purchase commitment by an appropriately qualified person to be categoric regarding the condition.

Confirmation should be obtained that the installation was carried out by an NICEIC-registered electrician.

The property appears connected to a mains electricity supply. The consumer unit is within the entrance hall. The meter and the main electrical intake unit we suspect are located in a service cupboard at the entrance to the flat; this was not inspected as the door is locked.

Where visible, the installation has been wired in plastic-covered cable, and there appears to be an adequate range of power points and lighting pendants.

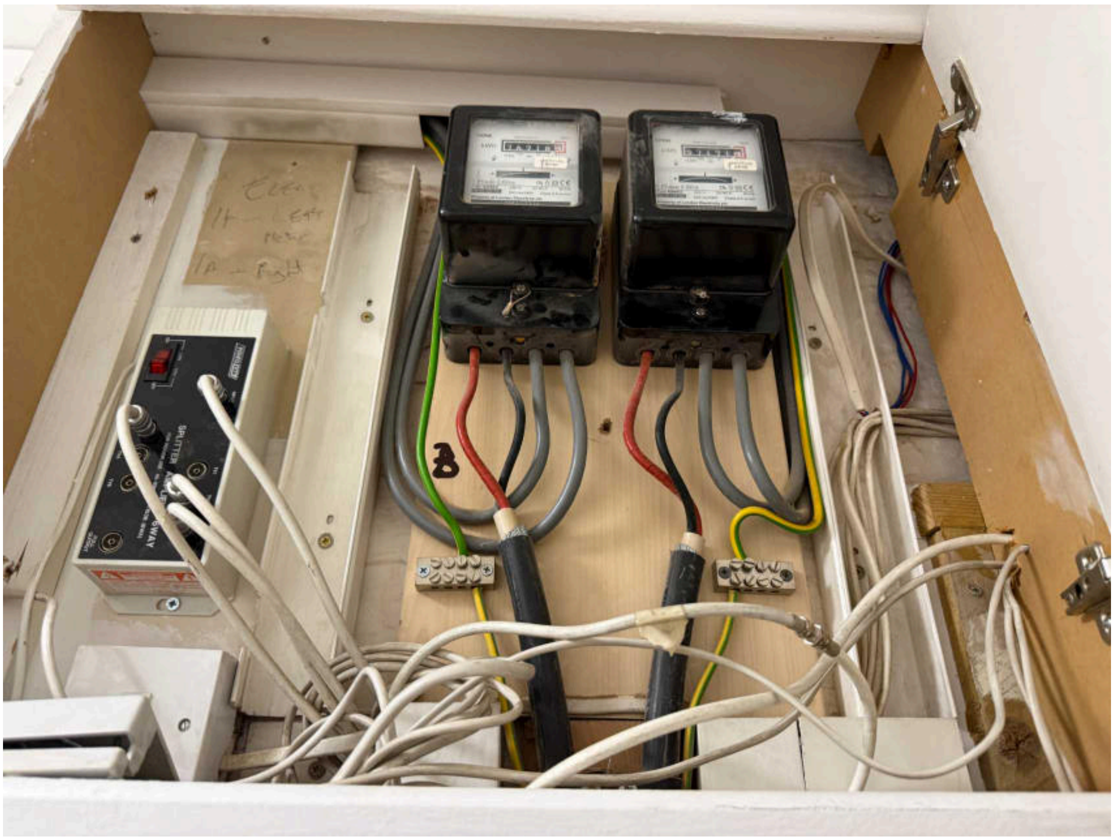
We have not been provided with any installation documentation, and we cannot make any detailed comments regarding the electrical installations. You should confirm that the electrical installation has been installed and commissioned by a NICEIC registered electrician and that it complies with current Building Regulation Standards before the exchange of contracts.

The installations should be tested every 5 years or upon change of ownership in accordance with NICEIC recommendations.

You are advised to instruct a qualified NICEIC/NCA registered electrical contractor to test the electrical circuitry and heating system and report their condition together with a quotation for any repair/renewal required. See Sections J1 and J3 Risks.

Condition rating 3: A test is recommended, and confirmation should be obtained that the installation was carried out by an NICEIC-registered electrician.

Consumer unit



Electric meter

Safety warning for F2 Gas/oil: *All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

F2 Gas/oil

3

Where there are gas appliances within a property, we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified specialist should be instructed before purchase commitment to confirm the full adequacy and compliance of the installation.

The property is connected to a main gas supply. The gas meter is in the boiler cupboard. This appears to be in reasonable condition. However, given the complexity of regulation and safety implications and the lack of evidence of adequate maintenance, we recommend an inspection of the installation and appliances, etc., by the appropriate gas company before future use.

There was no smell of gas escaping at the time of the inspection; however, given the complexity of regulation and safety implications and the lack of evidence of adequate maintenance, we recommend an inspection of the installation and appliances, etc., by the appropriate gas company before future use in accordance with the Gas Safety Installation and Use Act 1994.

The whole installation should be tested annually, and this must only be carried out by British Gas or a ‘Gas-Safe’ registered engineer.

As a precaution, a GAS SAFE registered engineer should be called in before purchase commitment to fully determine the condition of all gas appliances and piping within the property to ensure compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangements.

Where there are gas appliances within a property, we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety.

It should be noted that all alterations or installation of pipework must be carried out by ‘Gas Safe’ registered contractors. You are advised to obtain a report and quotation from a Gas Safe registered engineer in respect of gas installations on the property.

Condition rating 3: A test is required.

Gas meter

F3 Water

3

The plumbing installations were not specifically tested. We recommend a test before purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

Mains water is connected. The water and pipe connections have not been tested, and we recommend further inspection by a qualified plumber in order to verify whether there is any leakage to the mains water supply. Stopcocks are important in the event of an emergency.

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. All occupants of the house should be aware of the stopcock locations.

Stopcocks can become stiff and difficult to operate. It would be prudent, therefore, to periodically open and close the valves to ensure their effectiveness in an emergency.

The stopcock was assumed to be located within a communal cupboard in the communal lobby. The stopcocks should be regularly eased to prevent them from being stiff.

It should be noted that it is standard practice for some water companies to install water meters at properties that are sold or change hands, without seeking your consent. You may, therefore, find that on completion of the sale, the water meter is fitted to the property. It is therefore recommended that you make some inquiries with the water supply company and establish the procedure and the costs involved so you can plan accordingly.

The property is considered plumbed in plastic/copper, and the suitability of pipe runs, spacing, clipping, and jointing is not readily determined. There was no evidence of defect noted at the time of our inspection; however, it is recommended that a qualified plumber be instructed to report on the condition of all pipes, including the concealed ones.

A plumber should confirm that no lead forms part of the rising main/pipe run, as lead is known to cause health hazards.

Condition rating 3: A test is required.

F4 Heating

3

The central heating is supplied by a combination, Vaillant gas-fired The central heating is supplied by a combination, gas-fired Worcester boiler in the boiler/airing cupboard close to the bathroom. The boiler appears to be a modern unit and was operating during the inspection. We recommend testing before purchase commitment by an appropriately qualified person to be categoric regarding the condition under variable operational requirements.

Where there are gas appliances within a property, we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified specialist should be instructed to confirm the full adequacy and compliance of the installation.

There was no evidence of recent, regular and satisfactory test/servicing provided, and this should be obtained. If it is not possible to obtain such evidence, then the system must be tested and serviced by a Gas Safe-registered contractor before your legal commitment to purchase, as pressurised systems of this type require correct servicing and maintenance to ensure efficiency and safety.

The efficiency and life expectancy were not readily determined, and the system we would recommend is serviced and demonstrated to you so you are satisfied with its performance under variable operational requirements.

You should call in a Gas Safe Engineer to test/service the boiler to ensure it is in good working order. It may well be that a new boiler may be required, and your Gas-Safe Engineer will advise you further.

In hard water areas, combination boilers are prone to furring up. Just as limescale builds up in a kettle, the same process takes place within the workings of the boiler. Usually, the heat exchanger becomes furred up, resulting in a slow flow rate of hot water. Ultimately, the complete failure of the boiler occurs, resulting in considerable expense and inconvenience to the occupier.

The boiler is connected to the radiators by a 22 mm copper pipework. The pipework and valves could not be tested/inspected; however, no sign of leakage was noted.

The valves have not been tested. It should be noted that these can be temperamental and are not always fully effective.

General furring and internal corrosion to the pipes can be expected in this type of system. As well as reducing the efficiency of the system, leaks will eventually develop. The inclusion of anticorrosive additives helps to prolong the life of the radiators and pipework. It should be ensured that an appropriate additive is in the circulation system.

Specialist inspection of the electrical fittings forming part of the heating and hot water systems would be necessary and is recommended to confirm the condition.

Although the gas central heating system provided to the property appears in reasonably serviceable condition, as with all gas systems, it should be checked and serviced annually to keep it in serviceable condition.

We recommend a test by a qualified heating engineer to confirm conditions under variable operational requirements.

It is recommended that service records be obtained, and if the boiler has not been serviced recently, an appropriately qualified person should be instructed to undertake a full service, including checking the ventilation to the boiler, in addition to checking and cleaning out the flues as found to be necessary.

Condition rating 3: A test is required.

Central heating radiator

Central heating boiler

F5 Water Heating

3

The hot water system was not tested. We recommend a test before the purchase commitment by an appropriately qualified person to confirm conditions under variable operational requirements.

Domestic hot water is understood to be provided by the central heating boiler. The suitability of hot water distribution was not readily ascertained; it is generally the copper supply pipework distribution.

The hot water system, their stat controls, efficiency, capacity, and life expectancy could not be determined, and we would recommend the system be serviced and demonstrated to you, so you are satisfied with their performance under variable operational requirements.

We cannot confirm whether the system is currently covered by a service/maintenance contract. It is recommended that service records be obtained, and if the boiler has not been serviced recently, an appropriately qualified person should be instructed to undertake a full service, including checking the ventilation to the boiler, in addition to checking and cleaning out the flues as found to be necessary.

Condition rating 3: A test is required.

F6 Drainage

3

Defective rainwater goods are a very common cause of dampness, which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

It was not raining at the time of our inspection. It is not possible to state that gutter joints, roof junctions, flashings, etc are watertight. The gutters and downpipes should be observed during periods of heavy rainfall.

Defective rainwater goods are a very common cause of dampness, which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

The property is believed to be connected to the main public sewer, although this should be confirmed by your legal advisers.

The area water authority has the responsibility to maintain public sewers and will, therefore, have the power of access over the property. This could involve digging up and replacing the pipes if necessary, and because of the space needed for mechanical diggers, a strip of at least 3 meters in width is normally required for both sides of the line of the sewer pipe. The authority would not normally permit the erection of any new buildings or extensions within this zone.

There are manhole chambers within the curtilage, but these have not been inspected as they are being jointly used. No detailed comment can be made regarding the inaccessible drainage system. Specialist inspection and testing will be necessary and are recommended before the purchase commitment to confirm the condition of underground runs.

Without extensive exposure work, we are unable to confirm the type or layout of the underground rainwater drainage system. We can confirm, however, that we found no significant indications of flooding or blockages within the site at the time of our inspection.

It would be necessary to confirm the condition of the underground drainage system for a test to be carried out by an appropriately qualified specialist. The absence of any obvious problems within the chamber does not necessarily mean that the concealed parts are free from defects.

However, no obvious sign of blockage was noted at the time of inspection. Inevitably, the drains will have deteriorated during the life of the building, and they are probably leaking or possibly damaged. Leaking drains can cause soil erosion and affect foundations. A test by a drainage specialist before the exchange of contracts would be prudent.

In the absence of a full CCTV inspection by a drainage specialist, you must accept the risk of such defects existing.

Gutters may be clogged by debris and stilt and should be cleared to prevent blockage. Owing to the orientation and exposure of the building, this will be a continuous problem, and we recommend the regular clearing of the gutters to prevent blockage.

Drainage gullies are covered with grates that appear in reasonable condition. The gullies are filled with debris and should be cleared to prevent blockage. There is no evidence of a significant problem or blockage observed; however, the gullies should be cleaned and maintained regularly to minimise the risk of blockage.

All surface water gullies and drainage channels within the curtilage should be flooded before purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

The rainwater downpipe and hopper head comprise plastic sections which appear to be in serviceable condition. Downpipes need to be checked regularly to ensure that the joints have not come apart.

The gutters should be inspected at least once a year, and accumulated leaves, silt, and other debris should be removed to prevent blockages.

The plastic soil and ventilation pipe are located on the left-hand side wall of the building. The pipe appears in reasonable condition, and we observed no sign of defect to where it is assumed to be located.

Condition rating 3: A test is required.

F7 Common Services

NI

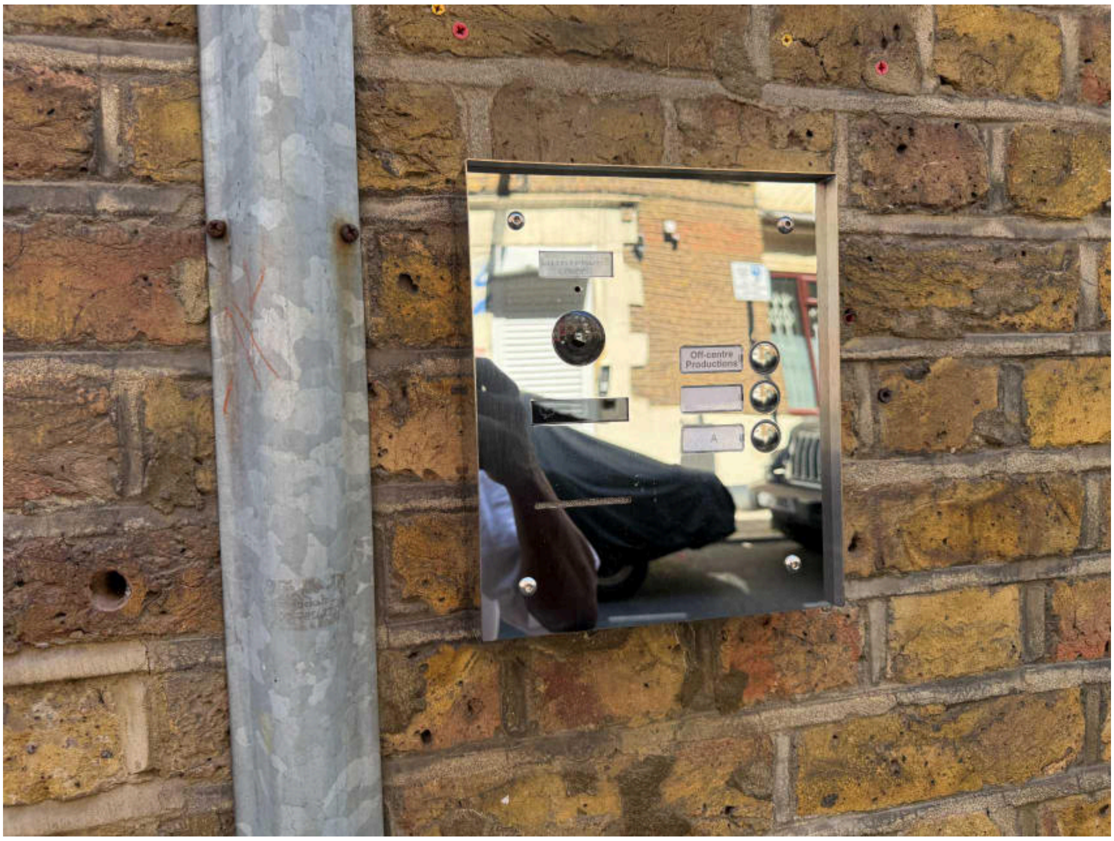
There is an entry phone security arrangement to the common parts, fire and smoke detection, fire fighting installations, communal lighting, etc., which areas are specialist installations and no doubt the subject of appropriate maintenance/service contracts, your legal advisers to verify. These have not been inspected in detail.

Although this will impact general maintenance costs, a detailed inspection has not been made. Legal inquiry in respect of service charges, agreements, etc., should be made before the purchase. See Section I3 Issues for your legal advisers.

The legal adviser should confirm that the person in control of the management of the building has complied with all statutory regulations regarding asbestos. See Section I1 Issues for your legal advisers.

Condition rating 1. No repairs are required, and the property must be maintained in a normal way.

Fire and smoke detection system



Entry phone system

G

Grounds
(including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

There were no unusual restrictions to our inspection of the grounds.

G1 Garage NA

Not applicable.

G2 Permanent outbuildings and other structures NA

Not applicable.

G3 Other NI

The block occupies a relatively flat site. The property has a private roof terrace. Legal advisers to verify whether the building is at risk of flooding. We believe that the property benefits from an allocated secured parking space, and your legal advisers should verify.

The subsoils in the area are believed to be shrinkable clay materials. This type of subsoil is subject to seasonal variations, which can cause structural movement as a result of shrinkage and expansion due to excessively wet or dry conditions.

Your legal adviser should be asked to verify the legal position and advise upon the implications of boundaries and adoption status of roads, rights of way, and the precise maintenance and repair responsibilities in respect of shared drains/sewers, etc. See Section I3 Issues for your legal advisers.

We are unable to comment on the suitability of site drainage without monitoring during periods of heavy rainfall.

Legal advisers to advise upon repairing liabilities, and rights of way to the development. The neighbouring owners may have some legal rights over party walls. You should ask your legal adviser to investigate this and advise you of the implications (see section H3).

Condition rating 1: No repair required. The property must be maintained in a normal way.

The building

The building

The building

The building

Street scene

Street scene

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

It should be confirmed by your legal advisors before the purchase commitment that all relevant regulations and permissions were complied with and obtained in respect of: -

The property has been converted into self-contained units, and a new boiler has been installed. Confirmation should be obtained that the Local Authority's consent and approval are in place for these changes.

If you propose to alter the property, it is recommended that you discuss your proposals with the local Town Planning and Building Control Officers.

The property is not listed but is included within a conservation area. Confirmation should be obtained about this.

H2 Guarantees

Your legal advisers should check for the existence, validity, and transferability of guarantees and certificates for any building work undertaken, including gas and electrical installations and appliances, which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Your legal advisers should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers' certificates for the central heating system in the property. The date of original installation, the name of the service company and when testing/servicing was last carried out should also be determined.

Where work has been carried out on the property, for example, the alterations and conversion, it is recommended that guarantees are obtained. These should ideally be indemnified against eventualities such as the contractors going out of business and should cover workmanship as well as materials. Guarantees are worth little if not backed by insurance. Confirmation should also be obtained that the residue of the guarantees will transfer with the ownership of the property.

Where any work is carried out now or in the future, it is recommended that only reputable and indemnified contractors, installers, or specialists are used. At least two competing firms should be asked to quote for the work. Before deciding, you should ask to see examples of recent work, and references should be sought. Companies should be affiliated with recognised trade associations. Examples include Chartered Building Companies, The Property Care Association, the Arboricultural Association, the International Institute of Arboriculturists, the National Inspection Council for Electrical Installation Contractors, etc. Whilst these affiliations do not necessarily guarantee good workmanship, in most cases, they do provide a greater likelihood of satisfactory work.

H3 Other matters

We understand that the property is sold leasehold, and we assume with 90 years unexpired term. The details are not known, but we assume the Service Charge is £3000 per annum plus an additional £1160 annual sinking fund. Your legal advisers should make the usual inquiries regarding this. Your legal advisers should also confirm there are no outstanding service charges.

Confirmation should be obtained that effective management and insurance are in place, in respect of the whole building of which the proposed security forms a part and that service charges are not excessive or onerous.

* You should ask your legal adviser to confirm that the property will be sold with full vacant possession and explain the implications of this.

Your Legal Adviser should also be asked to verify the legal position and advise on the implications of the following matters:

*There is a right-of-way affecting the property, and you should ask your legal adviser to confirm this and advise you about the implications. In some cases, other people may have a right to cross or use the land, and in some cases, this may affect your enjoyment of the property, its saleability and value.

* Part of the property is shared with the neighbouring owners. Before you carry out any repairs or alterations, you may have to get their agreement to the work. You should ask your legal adviser to confirm this and explain the implications.

* Any adverse easements, servitudes or way leaves affecting the Property.

* The right of access over the adjoining properties for the purposes of maintaining parts of the property. Similar rights may exist in favour of adjoining property owners/occupiers.

* The precise maintenance and repairing responsibilities in respect of shared access, drains/sewers and all common parts affecting the property.

You should ask your Legal Advisor to confirm the extent of your repairing liability in connection with the exterior of the building, the internal common parts and the boundary markers.

Risks

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

I

Risks

I1 Risks to the building

Structural Movement:

We noted no evidence of any significant recent or progressive structural movement within the subject property, although we did observe evidence of usual settlement considered to be within acceptable parameters at this stage. Long-term monitoring would, of course, be necessary to be categoric regarding the structural condition, but it is not considered warranted based on our single inspection within the limitations imposed.

Dampness:

Testing internally with the aid of a conductance-type moisture meter indicated no evidence of dampness within the property.

Timber defects:

No apparent evidence of any severe or active beetle infestation or related wood-boring insects was observed. We observed no examples of dry rot, nor did we observe situations where the propagation of the dry rot fungus would be substantially favoured.

I2 Risks to the grounds

We have not carried out an environmental search. It would be prudent to commission an Environmental Report.

Contamination:

The National Radiological Protection Board has carried out investigations, and some areas of the country have been identified as representing a particular risk to properties in those areas, as they may contain excessive concentrations of radon gas. We recommend that your legal adviser undertake the appropriate enquiries as part of the environmental searches and advise further. Further advice can be obtained from the Health & Protection Agency.

We are not aware of any risks to the property due to contamination. Your legal adviser should make further enquiries and advise you on whether the building is located near to, or over a landfill site, and what precautions, if any, have been taken to remove, control or prevent any contamination.

Flooding:

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environmental Agency.

According to the GOV.UK flood risk assessment website, the property is located in a flood-risk area. For more information, please visit https://floodwarninginformation.service.gov.uk/longtermflood-risk/risk

I3 Risks to people

Asbestos:

In properties built pre-2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body before the purchase commitment. To prevent problems on resale, Surveyor Sorted recommends that an asbestos identification survey be undertaken before purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such a report and that future insurance is not invalidated because no attempt to identify the risk of asbestos has been undertaken.

New regulations introduced on the 6th of April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements, which may well increase the cost of such works.

There is a legal requirement to ensure that any works which could impact areas containing asbestos within residential property undertaken after the 6th of April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate inquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forward, following the transfer of ownership.

Health and safety:

For safety reasons, smoke alarms and carbon monoxide detectors should be fitted and serviced in accordance with the manufacturer's instructions.

Gas and electrical installations and appliances should be tested before initial use to ensure they are safe to use.

The drainage system should also be tested. The plumbing and pipe network should be checked by a qualified plumber to confirm that there is no lead pipe remaining in the pipe run.

I4 Other risks or hazards

VALUATION

Valuation Justification

This VALUATION has been based, to some extent, on information provided orally, and from a commercial property comparable database, which your solicitors should check. This includes information relating to tenure and planning.

We reserve the right to amend our valuation following any searches that provide information differing from that previously provided.

Market Value:

We think that the Leasehold Capital Value of the property, with the benefit of vacant possession and in the condition found at the time of our inspection, as at the assumed date, is in the region of £344,320 (Three Hundred and Forty-Four Thousand, Three Hundred and Twenty Pounds), based on £800 per square foot.

The following comparable evidence, after due analysis, has been relied upon in arriving at the valuation returned:

1. 42 Clerkenwell Close EC1, lease 88 years unexpired, 3,072 sq ft, Sold Q 2, 2026, at £1,350,000, **CV £439 psf**. Newly refurbished office on the lower ground floor.

2. 44 Clerkenwell Close EC1, freehold, 3,209 sq ft, Sold Q 1, 2026 at £1,875,000, **CV 584 psf**. Newly refurbished office on the lower ground floor.

3. 6 Willow Street EC2, frehold, 2,184 sq ft, sold Q2 2025, at £1,600,000 **CV £732 psf**

4. 49 Tabernacle Street EC2, freehold, 3,667 sq ft, sold Q1 2025, at £2,000,000, **CV £545 psf**

Building Reinstatement:

£190,000 (One Hundred and Ninety Thousand Pounds) based on a gross internal floor area of 430.4 square feet.

The building insurance figure relates to the subject property only and is given solely as a guide, as it is assumed that the whole building is insured under a single block policy.

Regarding the state of the building and future major works, it should be noted that routine and planned maintenance are required to keep buildings in good condition and minimise huge unexpected bills. The future maintenance works/repairs will depend on how proactive the management company/freeholders are in effecting adequate maintenance of the exterior and all common parts

As regards want of repair, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports, and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advice or valuation which we give in this report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly, and quotations are required to determine this.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future

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

The walls are solid brickwork, offering poor thermal quality. The windows are single-glazing and the installation of double-glazing will improve energy efficiency.

J2 Heating

There is a central heating system in the property provided by a wall-mounted gas boiler. These are in reasonable condition.

J3 Lighting

There is adequate security lighting on the outside. The lighting inside the property also appears to be adequate.

J4 Ventilation

Air quality within the property is good, but you may wish to consider installing mechanical extract fans in the kitchen and bathroom areas. Without this condensation, problems can develop.

J5 General

No further comments.

K

Surveyor's declaration

K

Surveyor's declaration

Surveyor's RICS number

[redacted]

Phone number

02039003902

Company

Surveyor Sorted Ltd

Surveyor's address

Capital Office - Kemp House - 152-160 City Road

Year	Establishment	Qualification
[redacted]	RICS	MRICS
[redacted]	Faculty of Pary Wall Surveyors	MFPWS

Email

[redacted]

Website

www.surveyorsorted.co.uk

Property address

[redacted] Luke Street
London
London
United Kingdom
EC2A [redacted]

Client's name

[redacted]

Date this report was produced

[redacted] 2026

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

[redacted]

L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to 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 these 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 service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

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

The surveyor who provides the Home Survey - Level 3 Service aims 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 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 results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on 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 review and state the relevant 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 advisors

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

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

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

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

Risks

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

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Typical house diagram

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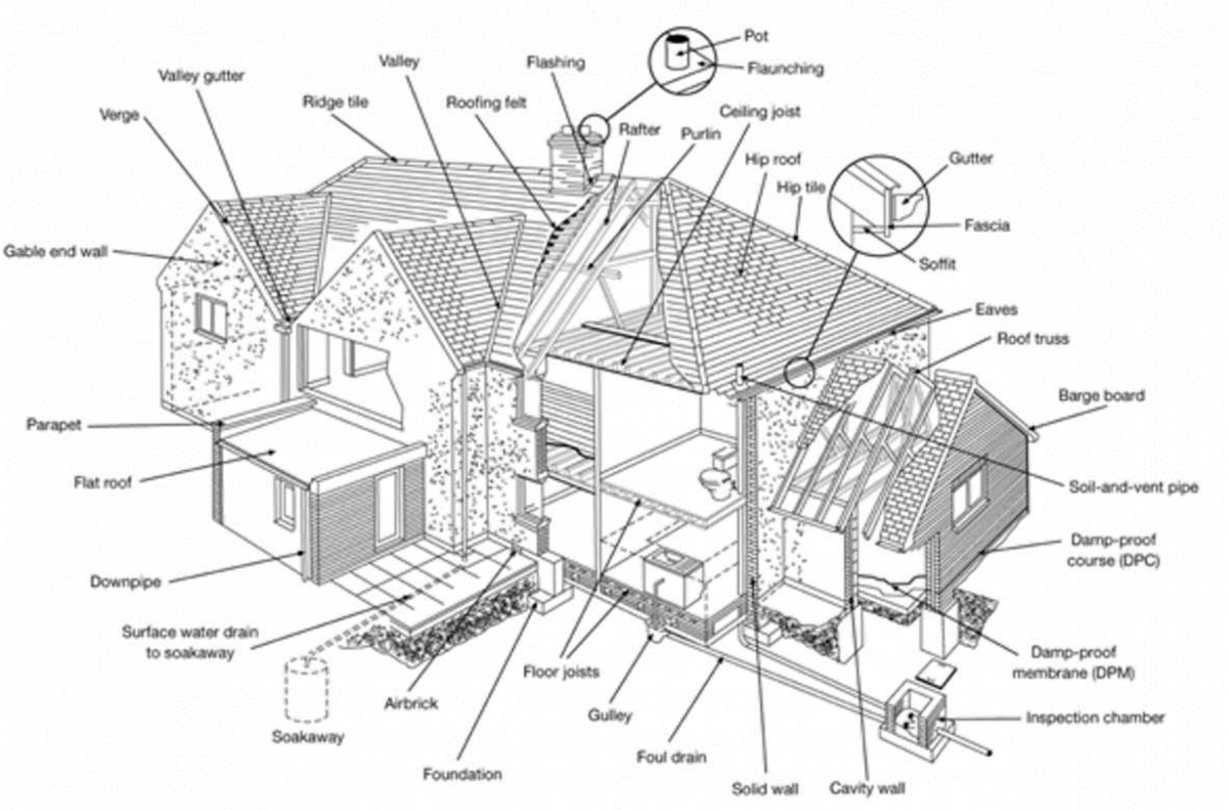
Typical house diagram

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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