RICS Regulated Surveyors

RICS HOME SURVEY LEVEL 3

PROPERTY ADDRESS:

[redacted]
[redacted]
London
E10 [redacted]

CLIENT NAME(S):

Mr Matthew Hamman

DATE OF INSPECTION:

[redacted] January 2026

Head Office: Surveyor Sorted Limited Address: Kemp House, 124 City Road, London, EC1V 2NX
Tel: 020 3900 3902

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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

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 so at your own risk.

A: ABOUT THE INSPECTION

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

• Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.

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

• To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

• In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your terms and conditions for a full list of exclusions.

A1 About the Inspection

Surveyors name	[redacted]
Surveyors RICS number	[redacted]
Company Name	Surveyor Sorted
Date of inspection	[redacted] January 2026
Report reference number	1380535
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

A2 Weather conditions and property status

The weather at the time of our inspection was raining persistently and weather conditions had previously been wet for an extended period.

The property was unoccupied with floor coverings present at the time of inspection.

The vendor was present during the inspection.

B

OVERALL ASSESSMENT

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: OVERALL ASSESSMENT

Overall opinion

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair and improvement works reported. These deficiencies are common in properties of this age and type. Provided that necessary works are carried out to a satisfactory standard we see no reason why there should be any special difficulty on resale in normal market conditions. It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. 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 has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which 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.

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 and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

The legal enquiries in the 'Issues for your Legal Advisers' section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts.

Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled "what to do now". You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

Summary of the condition ratings

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

R

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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
D Outside the property	D4	Guarantee for remedial damp proofing
	D5	Fensa Certificate
E Inside the property	E6	Gas safe certificate to include the gas hob appliance
F Services	F2	Gas safety certificate for the gas installation and including all appliances within the property
	F5	Certificate for the boiler and hot water heating installation
	F6	Utility searches showing the position of the drainage installations
G Grounds	G3	Property Deeds

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently, or where a potential hazard exists.

Section of the report	Element ID	Element Name
E Inside the property	E3	Walls and partitions
F Services	F1	Electricity
	F4	Heating

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.

Section of the report	Element ID	Element Name
D Outside the property	D1	Chimney Stacks
	D4	Main Walls
	D6	Outside doors (including patio doors)
E Inside the property	E4	Floors
	E5	Fireplaces, chimney breasts and flues
	E9	Other
F Services	F2	Gas/oil
	F3	Water
	F6	Drainage
G Grounds	G3	Other

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

Section of the report	Element ID	Element Name
D Outside the property	D2	Roof Coverings
	D5	Windows
E Inside the property	E2	Ceilings
	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings

NI Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
D Outside the property	D3	Rainwater pipes and gutters
	D7	Conservatory and porches
	D8	Other joinery and finishes
	D9	Extensions, attached structures, oil, other.
E Inside the property	E1	Roofs
F Services	F5	Water heating
	F7	Common services
	F8	Other services/features
G Grounds	G1	Garage
	G2	Permanent outbuildings and other structures

Further investigations

The further investigations identified below should be actioned to complete your due diligence prior to commitment to purchase. Some of these may include legal investigations which your legal advisers may assist with in conjunction with their property searches and pre contract enquiries. Where repairs are necessary or further enquiries with individual contractors are advised which can often include precautionary testing of the property's services, all repairs and improvements should be identified prior to commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

Arrange for a member of the Property Care Association (PCA) to investigate the rising dampness to ground floor walls, with all necessary remedial action fully costed

Secure quotations to complete chimney repairs, to include the cost of any required scaffolding for access

Seek quotations for repairs to the external walls

Confirm when the remedial damp-proof course works were undertaken, whether the work has been carried out under specialist guarantee, and whether or not such a guarantee remains effective and will pass with the title

Seek quotations for external door repairs or replacement

Arrange for a specialist inspection of the fireplace to confirm that a flue liner is present

Arrange for a precautionary test of the electrical installation

Undertake a test of the heating installation prior to purchase

Seek documentary evidence confirming that annual servicing of the gas and heating installations has been completed

Confirm the location of the internal mains water stop tap

Complete utility searches prior to purchase

Clarify the position of the boundaries

Confirm maintenance liabilities of the boundaries

Confirm there are no easements, wayleaves or servitudes adversely affecting the property.

C

ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C: ABOUT THE PROPERTY

C0 Type of Property

Type of Property:

Mid-Terraced

Approximate year the property was built:

1900-1930

Approximate year the property was extended:

Approximate year the property was converted:

2004

Information relevant to flats and maisonettes:

Conversion of dwellinghouse into 2x1 bed self-contained flats, as shown on drawing number(s) 920/02 received on 3rd December 2003.

Construction:

The subject property is of traditional construction, comprising of solid masonry elevations set beneath a combination pitched and flat roof structure that is covered in interlocking concrete tiles. The floors are of suspended timber construction on the ground floor and suspended timber to the upper floors.

C1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1	2	1		1				

C2 Means of escape

There are a number of smoke detectors installed.

Smoke detectors should be present and maintained at all levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

We recommend the smoke detectors are serviced in accordance with the manufacturer's instructions.

There are battery smoke detectors installed. However, you should consider upgrading the installation with a mains wired system after taking occupation.

Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

C3 Security

General advice can be obtained from the local Police authority with respect to the security measures.

C4 Energy Efficiency

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here.

We are advised that the property's current energy performance, are recorded in the EPC, is as stated below. We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating: D

As far as could be determined from a non-intrusive inspection, the constructional details listed on the energy performance certificate (EPC) are correct.

C5 Services

	Gas	Electric	Water	Drainage
Mains services	✓	✓	✓	✓

	Gas	Electric	Solid Fuel	Oil	Other
Central heating	✓				

Other services

The Importance of Insulating Your Property

There are many long-term advantages of a well-insulated home which can be beneficial for your home all year round, not just in the winter. One of the biggest reasons properties lose heat and energy is through a lack of or poor-quality insulation. A well-insulated home has many long-term advantages:

- Reduced heat loss
- Lower energy bills
- Increased comfort
- Less of an impact on the environment

Types of Insulation

- Loft insulation can reduce energy bills by up to 40%
- Double or triple-glazed windows can reduce your bills by up to 50% against single-glazed windows
- Wall insulation – Up to 30% of a home's heat loss and gain occurs through the walls. Without adequate insulation, heat would pass in and out of your wall material without much resistance.
- Floor insulation can save up to 20% off energy bills

Lower Energy Bills

Improving the insulation on the roof, walls, and windows means domestic heating systems don't have to work as hard or long to reach a moderate temperature. It will also maintain and in some cases, increase the value of your property by helping it run more efficiently.

Reduced Heat Loss

Hot air in your home rises and escapes through the roof and insulating your loft will prevent the hot air from escaping and trap it inside. The more thermal insulation your property has, the less energy you will need to

keep you warm. Having insulation throughout the home means more heating energy is kept inside, helping to keep pleasant temperatures all year round.

When domestic heating systems, using gas, electricity or oil are used to heat the home, it first warms up the air and then the masonry. Poor insulation results in energy being released and then not used effectively, with up to 30% of energy going to waste just through outside walls.

Reduced Environmental Impact

This will have a significant effect on the reduction of thermal energy consumption. This, in turn, reduces carbon dioxide emissions into the atmosphere. Carbon dioxide is responsible for approximately two-thirds of the energy imbalance that is resulting in the rise of the Earth's temperature.

An increase in the level of carbon dioxide across the world results in an excess of greenhouse gases that trap additional heat. This contributes to melting ice caps and rising ocean levels, which can cause flooding. By reducing the release of these emissions from your home, you can promote healthy sustainability for the environment.

Comfort

A fully insulated property keeps the movement of heat to a minimum, so you stay warm during the winter and cool in the summer.

Home insulation also prevents condensation from occurring, which can result in damp and mould. This can damage the paint, plaster, and wallpaper in your home. Damp in the home can have a negative impact on your health and cause chronic health problems such as asthma.

New Heating Sources

In the UK, heating is responsible for almost a third of the country's greenhouse gas emissions.

Most homes in the UK use gas or oil boilers for central heating, which release carbon dioxide when burned.

To meet its goal of net-zero greenhouse gas emissions by 2050, the UK Government is encouraging the use of alternatives to fossil fuels for heating, such as electric storage heaters, air and ground source heat pumps.

A ban on gas and oil boilers in newbuild properties will be implemented in 2035, but there are no plans to phase out gas boilers in existing homes.

The Government offers grants and incentives for installing low-carbon heating systems, and it is possible that a complete ban on gas boilers could be implemented in the future, although this is unlikely to happen before homes are better insulated.

The Building Regulations in England, which were updated in June 2022, are part of the Government's plan to reduce carbon emissions and lead to the implementation of the Future Homes Standard in 2035, which will require homes to produce at least 75% less CO2 emissions.

There have been some newer sustainable heat sources in existence for some time, including solar panels and underfloor heating. These sources can have a significant impact on the overall carbon emissions of a property throughout its lifetime. Underfloor heating is [redacted]20% more efficient than traditional heating systems over the life of a building. In fact, solar power can directly heat water to power a wet underfloor heating system, while solar photovoltaic panels can be used to power appliances in your home including an underfloor heating system.

Air and Ground Source Heat Pumps

Air and ground source heat pumps are now being seen as a cleaner, more sustainable way of heating your home. Essentially, a heat pump works by moving heat energy around. In the winter, it takes heat from outside your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

However, and this is not advertised fully, without a fully insulated property, these systems will not work as efficiently as they are currently being marketed. We strongly recommend that your property is fully insulated before you consider installing a heat pump.

C6 Grounds

The property is situated on a predominantly level and rectangular site, with a East facing front aspect.

Gardens are located to the rear of the property.

Only on-street parking is available which may be at a premium during peak times.

Only on-street permit parking is available which may be at a premium during peak times. You will need to speak with the Local Authority with regard to obtaining a residential parking permit, alongside confirmation of the associated costs and responsibilities.

Boundaries are defined with a combination of timber fencing/masonry walls.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your Legal Advisor.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your Legal Advisors should be asked to verify. See Section I2.

C7 Location

The property is in a mixed residential and commercial area convenient for local amenities.

C8 Facilities

The centre of Tyndall Road is approximately 0.1 miles away with more comprehensive shopping and transport facilities such as: Supermarkets, Convenience Stores, Bars, Restaurants, Pharmacies and NHS GP Practices.

C9 Local environment

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located on sandstone subsoil that is stable given normal conditions. However, the topsoil is of a type which may be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated (1-3%), and further investigations should be completed as a precaution.
https://www.ukradon.org/information/

C10 Other local factors

There is limited on-street parking available, which may be at a premium during peak times.

D

OUTSIDE THE PROPERTY

D: OUTSIDE THE PROPERTY

D0 Limitations

Comment cannot be given on areas that are covered, concealed or not 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 defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

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 and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

Please note our inspection was carried out from ground level only and there was therefore a restricted view of the upper elements of the building. A drone survey was planned to accompany the inspection; however, due to poor weather conditions, it could not be completed safely. Operating the drone in such conditions would have posed significant risks to public safety, property, and personal belongings, as outlined by RICS and CAA guidelines. As a result, risks or defects must be assumed to be present, and we are unable to comment further.

Please note our inspection of the chimneys was limited by ground level observations which restricted our assessment, including the type and condition of chimney flashing, flaunching, ventilation, chimney pots and cowls.

There is no apparent access to the voids beneath the suspended floor at ground level.

D1 Chimney Stacks 2

There is a brick-built chimney stack which is shared with the neighbouring property and appears structurally sound.

There are visible chimney pots that appear to be straight to the eye with no signs of visible damage. Flaunchings to the chimney pots could not be seen. These should be periodically inspected to ensure that the chimney pots or flues remain adequately bedded.

You should cap and ventilate disused flues in order that damp penetration does not occur within the flue structure. Flues you intend to use should be swept clean prior to use and if necessary, topped with a suitable cowl.

The pots are capped. See also Section E5 regarding chimney flues, fireplaces and fitted appliances.

There is evidence of deteriorated mortar bedding to the front face/rear face.

Repairs are now required, and you should seek quotations for this through a reputable roofing contractor prior to purchase.

A TV aerial is attached to the stack although we cannot confirm whether the fixings are adequate for their purpose and regular inspections during routine maintenance should be undertaken.

Scaffolding or other means of safe access will be required to carry out future repairs which will increase the cost significantly and you should budget accordingly.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Rake out and repoint deteriorated mortar bedding to the chimney stack (front and rear faces) using a suitable weather-resistant mortar.	£600 – £1,200
2	Allow for independent scaffolding or safe access equipment to facilitate chimney repairs at roof level.	£800 – £1,500

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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Condition Rating: 2

D2 Roof Coverings

1

Given the buildings height and limited access externally we were not able to inspect the main roofs from ground level. We are therefore unable to comment upon the roof's covering, construction or condition. You should make enquiries with the vendors to establish when the roofs were last inspected and if there have been any recent repairs or issues. You may wish to instruct a roofing contractor to inspect the roof and quote for any required repairs. A drone survey was planned to accompany the inspection; however, due to poor weather conditions, it could not be completed safely. Operating the drone in such conditions would have posed significant risks to public safety, property, and personal belongings, as outlined by RICS and CAA guidelines. As a result, risks or defects must be assumed to be present, and we are unable to comment further.

The main pitched roof slopes are covered in interlocking concrete tiles. There is a further mono-pitched roof to the rear elevation ground floor bay window, which appears to be covered in laid concrete slabs formed at a gradient to assist with rainwater dispersal. Due to the age of this construction method, it is possible the concrete may contain asbestos, and further tests will be required should any works be undertaken in this area.

The roof edge is finished in pointing with cement mortar. The under cloak appears to be of timber construction.

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering. See Section E1 regarding the roof structure.

We are pleased to report the roof coverings appear to be complete with no signs of any slipped, missing or damaged covering noted.

The ridge tiles appear firmly fixed in position.

A parapet wall is provided to front and rear elevation. The base of the parapet wall has been provided with a lead flashing as a means of weatherproofing the junction between the wall and the roof structure.

You should be aware that parapet walls are likely to be problematic, where there are particularly exposed to weathering, and prone to leakages through deteriorated masonry, mortar bedding, and flashings. Dampness may well become apparent beneath the parapet walls internally, after a period of significant rainfall or during the winter months.

The parapet wall and flashing element were found to be in a serviceable condition at the time of the inspection. We would strongly recommend that any parapet walls are regularly inspected and flashings at the join with the roof slopes are checked periodically. Ongoing repairs and replacements are inevitable, and you should budget accordingly.

It is now standard practice to insulate lofts in order to conserve energy and reduce heating costs. With the increase in insulation, it has become necessary to reduce the risks of condensation problems by ventilating roof spaces.

The flat roof of the front elevation first floor bay window is covered in lead/zinc. It should be appreciated flat and low-pitch roofs can fail unexpectedly and regular maintenance should be completed to prolong the life of the coverings.

Lead has been used in roof construction for centuries, due to its superb malleability and low melting point. It can be moulded to any shape, is highly resistant to corrosion and non-combustible, making it ideal for all roofing applications. Lead roofing products tend to have a

lifespan in excess of 60 years, with many examples of the material lasting over 100 years. When eventual re-covering is undertaken you should ensure that insulation and ventilation is present in accordance with current standards.

Zinc has a very long service life. As a result, zinc roofing and cladding has a very long service life and can in theory last up to 100 years without degradation. The disadvantages of zinc alloys are their poor mechanical properties at elevated temperatures (particularly resistance to creep), the tendency to alter dimensions in the course of natural ageing, and the poor corrosion resistance in corrosive acidic and alkaline environments.


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Condition Rating: 1

D3 Rainwater pipes and gutters

NI

The rainwater goods are formed in uPVC and appear to be in a reasonable condition.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic re-sealing of their joints. uPVC rainwater goods are jointed using rubberised gaskets which tend to perish over time. In addition, the downpipes need to be checked regularly to ensure that the joints have not come apart.

Please note we cannot comment on the state and condition of underground drainage runs where rainwater pipes run to sealed gullies.

A drone survey was planned to accompany the inspection; however, due to poor weather conditions, it could not be completed safely. Operating the drone in such conditions would have posed significant risks to public safety, property, and personal belongings, as outlined by RICS and CAA guidelines. As a result, risks or defects must be assumed to be present, and we are unable to comment further.

Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective and create the circumstances for dampness. This can lead to deterioration in the building fabric and the development of rot in timbers.

You should ensure that the gutters are seasonally unblocked of moss and other debris.

In view of the trees in the surrounding areas, it is recommended that gutters are annually inspected, preferably after autumn leaf fall, to ensure the gutters and downpipes and not blocked. It is also recommended that leaf guards are fitted to gutter channels to prevent the build-up of leaves in the guttering, enabling water to discharge.

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Condition Rating: Not Inspected

D4 Main Walls

2

An 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 from readily accessible windows.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot.

North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonable shrinkage and expansion which can cause structural movement.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Walls are typically conventional load bearing masonry which transfer loads to the foundations.

Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that 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 to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

In view of the age of the building it cannot be readily assumed that the window and door openings are provided with adequate lintels to support masonry above. Consequently, the need to provide these in the future cannot be ruled out, particularly if you envisage renewing door or window frames.

Lintel supports above door and window openings are concealed within the construction and as a result were not visible for inspection. Given the age of the property they are likely to be of concrete construction. There was no evidence of significant cracking, which suggests they are performing satisfactorily.

As the original external walls are of solid masonry construction, they will not have been constructed with insulation.

If desired however, it may be possible to provide the solid walls with an external wall insulation system as part of the overall improvement of the dwelling. Such elements are attached to the

external walls over a vapour barrier with a ventilation gap and covered beneath a cementitious render coating.

The provision of a vapour barrier and ventilation will allow the masonry to continue to breath, without restricting evaporation.

The incorporation of external insulation would dramatically alter the appearance of the property.

Further advice from a specialist contractor would be required in this regard, and the Local Authority should be consulted with to confirm that such alterations would be full under the usual permitted development rights.

The bay window is slightly weathered with some minor cracking as one would expect from a building of this age. However, in our opinion, overall the bay appears satisfactory and plumb. Bay windows in properties of this age are often built from shallower foundations than to the rest of the building, as such some movement is rather common and usually not cause for concern. That being said repairs and maintenance will likely be required in the future. We cannot confirm that further movement will not occur in the future as bay windows in this area are notorious for movement and localised subsidence, particularly in hot/dry summers or if they are close to trees. In these circumstances works to tie the bay to the main structure or localised under-pinning may be required. You should be mindful of this risk and monitor for any signs of significant movement or cracking.

There are decorative stone sill pilasters and cornices around the front elevation windows, which tend to be a soft limestone or Portland stone and are susceptible to water ingress and decay. These stone features have been decorated to improve the appearance of the features but generally painting will increase the rate of decay rather than improve it as the stone must be allowed to breathe. Having been painted in the past, however, the only reasonable suggestion is to allow for continued maintenance to upkeep the appearance of the stone.

The walls to the front/rear at the ground floor at lower levels and have been covered in render. Rendering may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey and therefore, the risk of defects existing must be accepted.

A suitable drip bead has not been provided to help deflect rainwater from main elevations and this should be introduced to reduce exposure of the walls below the render line being exposed to excess moisture.

The base of the brickwork to the front/rear has been covered over with rendering. This may have been done as a cheap alternative to replacing bricks that have suffered from frost damage. Consideration should be given to its removal. It should be noted that this may reveal defective brickwork which will need to be repaired or replaced and you should budget accordingly.

The render is in a generally reasonable condition. There are multiple hairline cracks to the front/rear and these will require repair and redecoration as part of ongoing maintenance. During your occupation it will be important to carefully monitor and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

Walls require a damp-proof course (DPC) to prevent moisture travelling up through the structure, which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

The recommended minimum height for a damp-proof course is 150mm above external ground level. The reason for this gap is to prevent soil, debris, etc building up and bridging the damp-proof course, and to minimise the risk of dampness caused by rain splashing.

Damp-proof courses did not become commonplace until 1875 in London and we saw no evidence that such an element has been included in the original construction of the property, which is not unusual given the age of the structure.

Holes have been drilled into the external walls at a low-level, which appears to indicate that a retrospective chemical damp-proof course has been installed to such areas.

The incorporation of a chemical damp-proof course in a property of this age is not uncommon or unusual.

You should be aware that chemical courses are not always 100% successful, particularly if sufficient coverage is not achieved at the time of the installation, and the effectiveness of the chemicals will gradually decline, resulting in the eventual return of rising dampness and a requirement for a top-up course.

Confirmation should be obtained as to when these works were undertaken, whether the work has been carried out under specialist guarantee, and whether or not such a guarantee remains effective and will pass with the title. You should also secure all documentation relating to these works, including the details of any associated re-plastering that may have been undertaken internally.

There appear to be sufficient air bricks in the external walls to ventilate the space underneath the ground floor structure.

Please be aware, air bricks can often become blocked with leaves, debris and plant growth. Additionally, placing items such as planters and ornaments against the base of the main walls can block air flow through the air bricks. You should regularly check the condition of the air brick grilles and ensure that they are kept clear at all times to allow sufficient sub-floor ventilation.

In general, there were no signs of any significant structural defects noted to the main walls at the time of inspection.

Walls and openings appear square to the eye with no signs of any significant movement or distortion noted.

We are pleased to report we saw no evidence of any significant cracks or bulges to indicate any failure or uneven loading with the foundations or structure of the subject property at this time.

Mortar joints to the brickwork were found to be in an overall serviceable condition with no requirement for repointing attention.

The windowsills should be decorated for aesthetic purposes and to prevent water penetration into the brickwork beneath.

Where trees are located close to the property and drainage installations, it may be prudent to arrange for a precautionary inspection of the drainage installation with the aid of CCTV camera equipment to establish its condition prior to commitment to purchase. Defective drainage installations can lead to significant changes in ground conditions which in turn can lead to structural damage to properties.

We inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. Regarding the age of the property it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of neighbours that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Repair hairline cracking to rendered external walls (front and rear) and redecorate to maintain weather resistance and prevent moisture ingress.	£800 – £1,600
2	Introduce a suitable drip bead to rendered elevations to reduce rainwater run-off and moisture exposure below the render line.	£400 – £800
3	Allow for localised removal of render at the base of walls where brickwork has been covered, with repair or replacement of any defective bricks revealed.	£1,200 – £2,500

4	Ongoing maintenance and redecoration of decorative stone sill pilasters and cornices to manage weathering and maintain appearance.	£600 – £1,200
5	Localised repairs to minor cracking and weathering to the bay window masonry as part of future maintenance works.	£500 – £1,000

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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Condition Rating: 2

D5 Windows

1

In accordance with RICS guidelines, a sample of windows were inspected in detail.

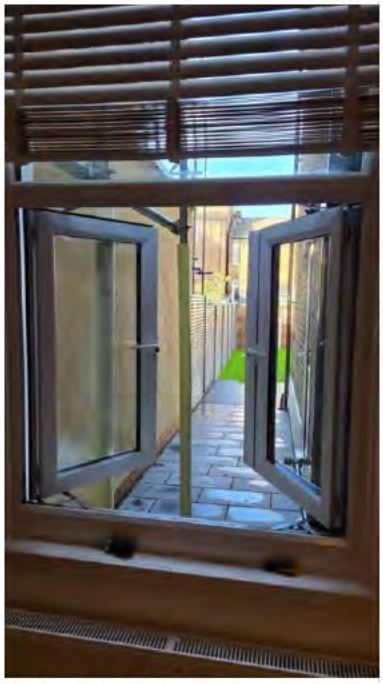
The windows have been replaced incorporating uPVC double-glazed windows, to which no significant defects were noted. The double-glazed units should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA installation certificate is available, the installation may not comply with Building Regulations. Legal Advisors to confirm if a FENSA certificate is available. See Section I3.

Double-glazed units have a limited life due to the deterioration of the edge seals. Renewal of glazed units may be required on occasion. During dry weather failed units may not be apparent.

There may be guarantees for the installation which could be transferred under the sale.

There were no signs of condensation between the double-glazed panes at the time of inspection. It should be noted, however, that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

Where trickle ventilation has been provided to windows, this should allow a degree of natural ventilation when windows are closed.



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Condition Rating: 1

D6 Outside doors (including patio doors)

2

The main entrance front door is of single-glazed timber construction. The front entrance door to the demised flat is of an unglazed timber construction and both appear to be in good condition.

The rear garden door is of double-glazed uPVC construction and appears to be in good condition.

The external timber decorations will require periodic renewal in order to offset timber decay. The decorations appeared serviceable at the time of the inspection however you should be aware of this ongoing maintenance responsibility.

There were no signs of condensation between double-glazing panes at the time of inspection. It should be noted, however, that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

Single glazed units have poor sound and thermal insulation qualities compared with modern equivalents and you may wish to obtain quotations to have these replaced as part of the overall improvement of the property.
https://assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_Document_K.pdf

Doors open square to the eye with no signs of any significant movement or distortion noted.

The main entrance front door has only a single key operated lock. It is recommended you upgrade security to external doors by either providing a multipoint locking system or an extra external or internal lock, such as a mortice lock, or its equivalent. See Part Q – Security of the current Building Regulations. Please note these are not enforced retrospectively.
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/443221/BR_PDF_AD_Q_2015.pdf

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Allow for periodic redecoration of external timber doors to protect against weathering and timber decay.	£300 – £700
2	Upgrade security to the main entrance front door by installing an additional mortice lock or equivalent secondary locking device.	£250 – £500
3	Allow for replacement of defective double-glazed units in the future should seal failure and condensation between panes occur.	£200 – £400 per pane
4	Optional future replacement of single-glazed timber door glazing with double-glazed units to improve thermal and acoustic performance.	£600 – £1,200

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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Condition Rating: 2

D7 Conservatory and porches

NI

There is a small integral storm canopy to the front of the property that is set beneath the first-floor accommodation, to which no significant defects were noted.


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Condition Rating: Not Inspected

D8 Other joinery and finishes

NI

The roof edge materials appear to be of timber construction although given the age of the property there is a possibility asbestos may be present beneath the decorative finishes and care should be taken during future maintenance.

External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating.

Condition Rating: Not Inspected

D9 Extensions, attached structures, oil, other.

NI

There are no other significant external elements.

Condition Rating: Not Inspected

E

INSIDE THE PROPERTY

E: INSIDE THE PROPERTY

E0 Limitations

Comment cannot be given on areas that are covered, concealed or not 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 defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Please note the limitations to our inspection of the property internally on account of fully-fitted floor coverings were present.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

It was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of using or reinstating the fireplaces. It is recommended that all flues be checked prior to purchase.

Where a property has been recently refurbished and redecorated like this one - it can make it difficult to identify issues such as cracking, movement, dampness etc. These issues may appear over time and might not be visible at the time of our inspection.

E1 Roofs

NI

An inspection of the roof structure was not possible and the risk of unseen defects exist. The maintenance responsibility for the roof structure is likely to be the freeholders, and any repairs for this element should therefore form part of the annual service charges.

Access to the roof void is achievable from within the upper floor flat. Your Legal Advisor should confirm whether the roof space is included within the lease for the property, or if it is only accessible for the freeholder's own maintenance.

Condition Rating: Not Inspected

E2 Ceilings

1

The ceilings have been inspected from within roof void where possible and within the rooms. No opening up has been undertaken and the nature of the ceiling materials cannot therefore be ascertained fully, particularly to the ground floors, without damage being caused.

The ceilings are formed in a combination of lath and plaster and plasterboard and finished in plastered skim.

We are pleased to report the ceilings appear to be generally complete with no signs of significant cracking, undulation or distortion noted.

Lath and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failings can occur. The risk of unevenness and failure of the ceilings will increase with time, and you must anticipate the need for future repair and replacement work.

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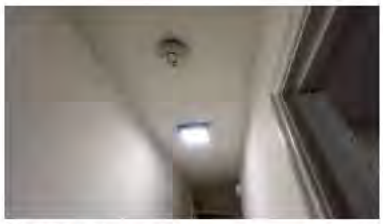

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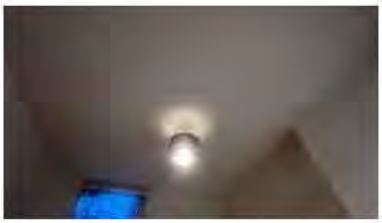

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Condition Rating: 1

E3 Walls and partitions

3

Internal walls and partitions are a combination of solid and lightweight construction with a mainly plastered finish.

Walls and openings appear square to the eye with no signs of any movement or distortion noted.

The above comments are not a complete inventory of every crack and irregularity within the property however we found no evidence of any significant structural cracking or movement. These are not considered to be serious in a property of this age however an amount of making good should be anticipated for prior to redecoration.

Please note, hairline cracking may reoccur over time, as a result of ongoing thermal movement within the structure.

It should be noted that if any work is proposed to be undertaken to the party wall with the neighbouring property a Notice will need to be served on the adjoining owner under the Party Wall Act 1996. Failure to serve such a Notice when works are significant enough to affect the party wall on the interior of the neighbouring property can lead to legal action being taken by the adjoining owner.

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and dampness was noted to the front and rear elevation walls where windows and doors are located to the living room, rear bedroom and kitchen. Evidencing the absence of a damp-proof course. You will need to seek further advice from a Property Care Association company (PCA) prior to purchase, who should provide a detailed report relating to the property as a whole, alongside quotations for all remedial works required, which will likely include re-plastering of some internal surfaces.

The property has undergone recent refurbishments, and it is possible, through evidence of replastering and evidence of halls from the external walls in localised areas near where the damp was originally seen, that a retro-DPC chemical injection has been installed to rectify the rising damp noted. If this is the case, then guarantees may be in place. Your legal advisor should confirm this and retrieve the relevant documentation.

We advise you to obtain specific readings relating to the property from any such contractor alongside a detailed report which should be fully costed. We would also recommend you obtain at least three competitive quotations for any remedial works prior to exchange of contracts. Finally, if a mortgage is in place, we would advise you refer the matter to your solicitor to obtain advice as to disclosure to your mortgage lender.

Please be aware that older properties are likely to suffer a degree of dampness and you will have to decide on what level of dampness you are prepared to accept before proceeding.

It should also be noted that remedial treatments, such as chemical injection, are not always sympathetic a period property. There are often a number of remedial measures which can be undertaken in order to alleviate the burden of moisture and possible dampness without the need for any chemical or other forms of treatment, and a specialist contractor will be able to advise accordingly in this regard.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Allow for localised making good and redecoration of internal walls where minor cracking and surface defects are present.	£500 – £1,200
2	Instruct a PCA-registered damp specialist to carry out a detailed inspection, moisture readings and provide a full remedial specification and report.	£300 – £600
3	Allow for remedial damp works to affected internal walls (likely to include localised replastering following treatment).	£1,500 – £4,000
4	Allow for further internal replastering and making good where previous damp-affected areas have been opened up or disturbed.	£800 – £2,000

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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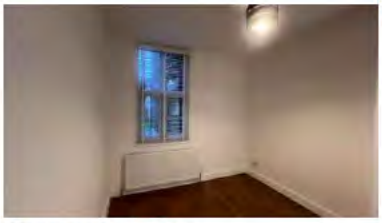
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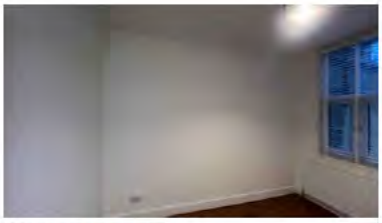
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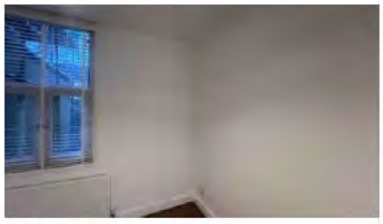
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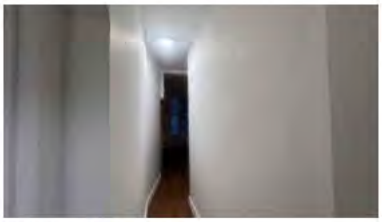
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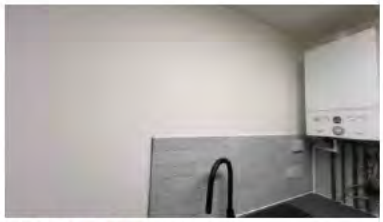
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Condition Rating: 3

E4 Floors

2

Fitted coverings where they are present inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.

Ground floors are of suspended timber construction.

Where walked upon, suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

The flooring beneath the sanitary 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 wall tiles, or around the bath/shower, dampness may have caused serious rot in the floor. We found no evidence of timber decay, but further investigations would be necessary to establish whether any defects exist. If such work is to be undertaken, there will be some resultant damage and appropriate contractors should be appointed to undertake this work, with the vendor's permission, so that any replacement of panelling or flooring can be carefully undertaken.

Laminate/Vinyl coverings to the ground floor can trap moisture beneath which could cause damage to suspended timber floors over time. No repair is urgently required but we recommend you replace this floor covering with a more suitable floor covering in the long term.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Allow for lifting and reinstatement of selected areas of suspended timber flooring to enable further inspection where moisture risk exists.	£600 – £1,200
2	Allow for localised repairs or replacement of suspended timber floor sections if decay is discovered following investigation.	£800 – £2,500
3	Replace existing laminate/vinyl floor coverings with a more breathable floor finish suitable for suspended timber floors.	£1,200 – £3,000

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

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Condition Rating: 2

E5 Fireplaces, chimney breasts and flues 2

There is an open fireplace within the living room area.

We cannot confirm whether the flue liners have been provided where appliances are fitted to open flues and recommend that a specialist be instructed to check that the installation complies with current regulations.

Active fireplaces and their associated flues should be annually inspected and swept to prevent a build-up of deposits within the flue, that can accelerate deterioration of the structure, or in extreme cases combust. You should seek documentary evidence that the flue has been inspected and swept within the last 12 months. In the absence of this, you should arrange for a specialist flue sweep to take place prior to use. You should also ensure that you annually arrange for a flue sweep.

Old chimney flues are prone to gradual deterioration, and it is possible for smoke and fumes to escape through gaps in the mortar, at floor level or in roof spaces where the surfaces are not plastered. It has been known for smoke to permeate between adjoining buildings. No tests have been made but if this problem occurs, it will need to be rectified.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Instruct a specialist contractor to inspect the open fireplace and associated flue(s) to confirm suitability and regulatory compliance.	£150 – £300
2	Arrange for a full chimney flue sweep and inspection prior to use where no evidence of recent sweeping is available.	£80 – £150
3	Allow for remedial works to the flue lining or internal flue repairs should defects or deterioration be identified.	£800 – £2,500

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

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Condition Rating: 2

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances) 1

Whilst the property was unoccupied, it is difficult to confirm the condition of concealed surfaces within the kitchen units and the risk of concealed defects exists.

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

The fitted units provided are basic but relatively modern and appeared serviceable although individual units were not inspected in detail.

The worktops within the kitchen are of solid wood construction. These features require regular maintenance in the form of sanding down with the application of a waterproofing oil, which should be undertaken annually.

Water should not be allowed to sit on such surfaces as this can cause discoloration, staining and decay, where the oil sealant will become worn over time.

The carcassing to the units is made of chipboard, which can deteriorate if it becomes wet. It is therefore necessary to protect the chipboard by maintaining the seals and laminating coverings in good condition. The seals were found to be in a serviceable condition.

Ventilation appears adequate and should be regularly maintained.

There is a gas hob fitted and you should confirm with your Legal Advisor whether this has any Gas Safety Certification. See Section F2 of this report.

Most of the distribution and waste pipework is concealed behind the units and leaking pipework or other defects may not be readily apparent.

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Condition Rating: 1

E7 Woodwork (for example, staircase joinery)

1

Other internal joinery items include timber skirting boards, architraves, doors, their frames and linings.

The joinery was carefully inspected where readily accessible.

The provision of floor coverings where present limited the extent of our inspection.

In general, the internal joinery items appear reasonably modern and serviceable.

Accessible doors were checked in accordance with RICS guidance to establish the ease with which they may be opened and shut. Doors and openings open square to the eye with no signs of any significant movement or distortion noted.


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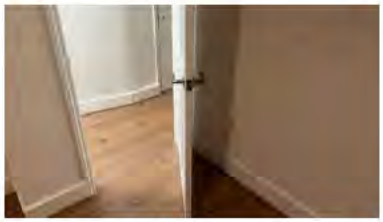
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Condition Rating: 1

E8 Bathroom fittings

1

Please note a detailed test on sanitary installations and fittings is outside the scope of this report.

The sanitary fittings appear reasonably modern and serviceable.

It is important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid damage to adjacent surfaces.

The seals around the sanitaryware were found to be in a serviceable condition and should be maintained.

Shower cubicles require high levels of maintenance including regular renewal of sanitary ware seals at the base of the shower as these can be prone to deterioration and create the potential for leakages unless periodic maintenance is undertaken.

Ventilation appears adequate.

The floor beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. The risk of defects exists. If there has been leakage because of defective pipework, gaps in wall tiles or at the junctions between wall tiles and sanitary fittings, dampness may have caused damage in the floor, although we found no evidence of associated defect at the time of the inspection.

The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of high demand, both within the property and in the locality. It is recommended that should you wish to install water pressure sensitive items, such as a power shower, that further enquiries are made initially.

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.

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Condition Rating: 1

E9 Other

2

There are a number of battery smoke detectors installed. It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions. You should consider upgrading the installation with a mains wired system after taking occupation.

Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

Carbon monoxide alarms should be provided in all rooms which house a fuel-burning appliance.

Where there is a gas-fired boiler, carbon monoxide alarms have been installed and should be maintained in line with the alarm manufacturer's guidelines.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Service existing battery-operated smoke detectors in accordance with the manufacturer's instructions.	£50 – £100
2	Replace smoke alarms approaching or exceeding their recommended 10-year service life, including batteries where required.	£30 – £60 per alarm
3	Upgrade the smoke detection system to a mains-wired installation with battery backup (allowance).	£600 – £1,200
4	Maintain existing carbon monoxide alarms adjacent to the gas-fired boiler in line with manufacturer guidance.	£0 – £50

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

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

F0 Limitations

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties. As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

F1 Electricity

3

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

It is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by an in-depth test and inspection by a suitably qualified electrician. Useful further information regarding electrical testing in domestic properties can be found in this document published by the NICEIC.
https://www.niceic.com/find-a-contractor/factsheets

The Electrical Safety Council recommend that electrical installations should be tested on change of occupation or every five-to-ten-years, depending on the age of the installation. This is because it is not possible to know if any modifications have been made or any defects created since the last electrical inspection.

You should request a copy of the most recent electrical safety certificate through your Legal Advisor, prior to exchange of contracts.

The meter and consumer unit are located within a timber housing unit mounted on the wall to the communal hallway above the main front entrance door.

Although there were no particular areas of concern, we do endorse the Electrical Safety Council's recommendations and a precautionary electrical inspection should therefore still be undertaken,

to ensure that circuitry complies with current electrical regulations, prior to a legal commitment to purchase. All recommendations should be fully costed and implemented.

The electrical installation is provided with an RCD which is designed to protect the users from electric shock. These installations are extremely sensitive and consequently occasional tripping of switches will occur, effectively shutting down the affected circuit(s). It can often result when a light bulb fails, or it may be the result of a defective appliance. When this happens, the 'trip-switch' must be reset. If this occurs with any frequency, an electrician should be instructed to investigate.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Arrange for a full electrical test and inspection by a suitably qualified electrician to confirm compliance with current regulations.	£250 – £450
2	Reset and monitor RCD tripping during inspection; investigate any circuits or appliances causing frequent trips.	£100 – £200

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

VIEW FULL SIZE

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Condition Rating: 3

F2 Gas/oil

2

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.

The mains gas meter is positioned within a UPVC housing unit located to the front elevation of the property.

The Health and Safety Executive strongly advises that all gas and oil appliances are checked for safety at least once a year. The present vendor may be able to provide some certification to confirm that regular inspection of the installation has been undertaken, to include all appliances.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;
- The address of the property at which the appliance or flue is installed;
- The date on which the appliance or flue was checked;
- The name and address of the occupier;
- Any defect identified and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

Please be aware, we are not suitably qualified to comment on the state and condition of the gas installation and a test on the installation is outside the scope of this report. We do however believe that the gas installation has been tested annually, although you should seek documentary evidence of this, dated within the last 12 months, prior to purchase. In the absence of such documentation you should arrange for a precautionary inspection by a Gas Safe Registered engineer. You should also arrange for annual testing during your occupation.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Arrange for a full gas safety inspection by a Gas Safe Registered engineer to confirm the installation is safe and compliant.	£120 – £220
2	Obtain documentary evidence of annual testing and ensure records are up to date for all appliances.	£0 – £50

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

VIEW FULL SIZE

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Condition Rating: 2

F3 Water

2

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

There are no visible cold water storage tanks within the property.

The internal stop tap was hidden from view, and you should confirm its location prior to taking occupation.

Given the age of the property the incoming mains water supply pipe may be in lead, a material which can be hazardous to health. The incoming mains pipework was not visible, and it would be prudent to confirm whether the main water feed pipe has been renewed and if it is found lead pipework is still present the original feed pipe should be stripped out and renewed.

It is possible that the incoming mains water supply line to the property is common to the this and neighbouring properties, and therefore could be subject to demand related fluctuations in pressure. Further investigations through either the Water Company or a reputable plumbing contractor would need to be made to confirm this.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Locate the internal stop tap to ensure access and functionality.	£80 – £150
2	Confirm whether the incoming mains water supply pipe is lead. If lead is present, replace with modern pipework to ensure safety and compliance.	£400 – £900
3	Investigate water pressure and supply fluctuations, particularly if shared with neighbouring properties, and carry out remedial work if necessary.	£150 – £350

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

Condition Rating: 2

F4 Heating

3

Please note, we are not suitably qualified to comment on the state and condition of the heating installation and a test on the installation is outside the scope of this report.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

The gas-fired boiler is located within the kitchen area. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

We have not seen documentary evidence that a test of the gas heating system has been undertaken in the last 12 months. It would be prudent for you to arrange for a Gas Safe registered engineer to inspect the entire system prior to purchase, with all recommendations fully costed.

You should also arrange for annual testing during your occupation.

Heat is provided to a number of pressed steel radiators via 150mm pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

Thermostatic radiator valves (TRVs) have been provided to radiators. These will allow for individual control over each unit which will improve the thermal efficiency of the dwelling.

A significant amount of the central heating pipework is buried within the construction and whilst there were no signs of leakage, this can occur undetected beneath floor finishes, particularly if pipework is not adequately protected.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Arrange for a full inspection of the gas-fired boiler and heating system by a Gas Safe Registered engineer, including testing and servicing.	£120 – £250
2	Upgrade or replace heating system components if found inadequate during inspection (e.g., boiler, pipework, radiators).	£1,500 – £4,000
3	Inspect buried central heating pipework for hidden leaks and remediate if defects are identified.	£500 – £1,200
4	Ensure all TRVs are functioning correctly; replace or retrofit additional TRVs where absent to improve thermal efficiency.	£250 – £600

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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Condition Rating: 3

F5 Water heating

NI

Hot water is provided by the gas fired combination boiler. See Section F4.

We are not suitably qualified to comment on the state and condition of the hot water installation and a test on the installation is outside the scope of this report.

You should be aware that hot water systems require regular maintenance, and it is recommended that they are serviced annually alongside the central heating boiler installation. You should request a copy of any recent service history through your Legal Advisor. In the absence of such documentation dated within the last 12 months, you should arrange for a precautionary inspection through a reputable plumber or heating engineer.

Condition Rating: Not Inspected

F6 Drainage

2

We are not able to comment on the overall state and condition of drainage installation where the majority is concealed below ground and a test on the installation is outside the scope of this report. Comments can only be given where visible through open gullies, accessible inspection chambers, or where there is obvious external deficiencies.

As part of your due diligence prior to purchase we recommend that you confirm the routes of the underground drainage installations, including surface and foul water, through your Legal Advisor as this may impact on any future development at the property.

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy, and it would be prudent to complete utilities searches prior to commitment to purchase.

There was inspection chambers located within the grounds of the property, which were stuck fast and could not be inspected.

There were no above ground signs of blockage or damage or other significant defect at the time of our inspection however without a full inspection by a drainage specialist, you must accept the risk of such defects existing.

The soil and vent pipe is of uPVC construction and is in serviceable condition at present.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Arrange for a full inspection of the underground drainage system (surface and foul) by a qualified drainage specialist, including CCTV survey where necessary.	£400 – £900
2	Remedial works to any defective drains, inspection chambers, or connections identified during the specialist inspection.	£800 – £3,500
3	Monitor and maintain soil and vent pipes; clear any blockages or debris periodically to ensure free flow.	£100 – £250

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.

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Condition Rating: 2

F7 Common services

NI

None.

Condition Rating: Not Inspected

F8 Other services/features

NI

None.

Condition Rating: Not Inspected

G

GROUNDS

(including shared areas for flats)

G: GROUNDS

G0 Limitations

Comment cannot be given on areas that are covered, concealed or not 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 defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

G1 Garage

NI

There is no garage provided with the property.

Condition Rating: Not Inspected

G2 Permanent outbuildings and other structures

NI

There were no substantial outbuildings with the property.

Timber outhouses such as sheds and summerhouses are considered to be temporary and beyond the scope of the report and have not been inspected.

Condition Rating: Not Inspected

G3 Other

2

The property does not have any shared areas or services so far as we were able to determine.

It is recommended that a certified copy of the Deed Plans be obtained, and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.

Responsibilities for boundaries are unknown and repair liabilities should be investigated further.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your Legal Advisors should be asked to verify. See Section I2.

Boundaries are provided with a combination of timber fencing/masonry walls. The grounds to the front elevation, where there were once decorated clay tiles laid on the floor, appear to be significantly deteriorating and could cause a trip hazard if not careful. You should anticipate that ongoing maintenance and repair will be required.

Where there are boundary walls, these features will require high levels of maintenance and are currently suffering from deterioration, evidenced by weathered timbers located to the rear elevation. You should seek quotations for repairs prior to commitment to purchase in order to budget accordingly, as these works may be costly.

Only on-street parking is available which may be at a premium during peak times.

Item	Defect / Work Required	Materials & Labour (UK 2026 est.)
1	Obtain certified copy of Deed Plans and verify boundaries on site; investigate any discrepancies with adjoining owners.	£150 – £300
2	Repair or replace deteriorated timber fencing and masonry walls to rear and side boundaries; include weatherproofing treatments.	£1,200 – £3,000
3	Replace or repair deteriorated front elevation decorative clay tiles to eliminate trip hazards and improve aesthetics.	£600 – £1,200

The above costs are estimations for guidance purposes only, based on typical UK 2026 labour and materials rates. Actual costs may vary depending on contractor rates, site conditions, and the extent of works required. It is recommended that you obtain at least three quotations from reputable contractors before proceeding with any works.


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Condition Rating: 2

H

ISSUES FOR 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 LEGAL ADVISERS

H1 Regulation

No formal planning search has been carried out with the local District Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your Legal Advisor in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

Where the property has been converted to form one dwelling from two past dwellings, your Legal Advisors should confirm that property and grounds now forms one single title, alongside the necessary Local Authority consents and Building Regulations compliance for the conversion works.

Legal Advisors should confirm if permissions and certification exists for the double-glazing installation.

H2 Legal List

Any work to the party wall will need to be completed with the benefit of a party wall agreement.

Complete utility searches prior to purchase.

Secure deeds and clarify the position of the boundaries and their maintenance liabilities.

Confirm there are no easements, wayleaves or servitudes adversely affecting the property.

Confirm the full details of the lease.

H3 Guarantees

Confirm there is a guarantee and FENSA compliance in replacing the windows.

Seek documentary evidence of the last test of the gas installation.

Confirm whether a guarantee exists for the remedial damp-proof course.

H4 Other matters

Your Legal Advisor should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage/gutters/downpipes/chimneys should be established.

The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Where there is tall growing vegetation in the adjacent gardens which is growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Legal Advisors.

You should obtain all guarantees relevant to the property, including matters such as replacement glazing/damp-proof course/built-in appliances/replacement central heating boiler etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your Legal Advisor should confirm all details.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible during a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations should be completed as a precaution.

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located on chalk/sandstone/limestone subsoil conditions, where ground conditions are stable given normal conditions. However, the topsoil is of type which may be subject to seasonal change and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

RISKS

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

I: RISKS

I1 Risks to the building

Arrange for a reputable contractor to inspect and carry out remedial works to the chimney.
Re-point the top courses of chimney brickwork.
Introduce a drip bead at the base of the render.
Remove render close to ground and some bricks may need replacing.
Repair windowsills.
Arrange for a CCTV scan of the drainage installation.
Check chimney flues prior to use.
Arrange for an inspection regarding the dampness recorded.
Implement repairs to combat dampness.
Anticipate some dampness within older properties.
Anticipate dampness beneath the floor finishes.
Confirm a flue liner is present.
Confirm whether the gas hob has been tested.
Maintain the shower cubicle.
Upgrade smoke detectors to mains wired.
Replace smoke detectors every 10 years.
Arrange for a precautionary test of the electrical installation.
Arrange a precautionary test of the heating installation.

I2 Risks to the grounds

Elevated radon levels
Confirm boundary positions
Confirm repairing liabilities of the boundaries
Ongoing repairs required to the boundaries
Ongoing repairs required to the boundary walls
Repair the defective drainage inspection chamber covers.

I3 Risks to people

Precautionary test of the electrical installation.

Confirm the gas hob and/or gas fire has been tested or test prior to use.

Test Heating installation.

Potential for concealed lead riser.

Confirm whether concealed asbestos is present to the roof edge materials.

Upgrade battery to mains wired smoke detectors.

Replace smoke detectors every ten years.

Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.

Investigate rising dampness to ground floor walls.

I4 Other Risks

In relation to the wants of repair noted in this report, you are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. Only when you have all this information 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.

K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor's name

[redacted]

Qualifications

MRICS

Surveyor's RICS number

[redacted]

BS Licence No

816557

Company name

Surveyor Sorted

Address

Kemp House,
124 City Road,
London,
EC1V 2NX

Phone number

020 3900 3902

Website

https://www.surveyorsorted.co.uk/

Email

info@surveyorsorted.co.uk

Property address

[redacted] London, E10[redacted]

Client's name

Mr Matthew Hamman

Date this report was produced

Wednesday, 21 January 2026

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

Signature

L

WHAT TO DO NOW

L: FURTHER INVESTIGATIONS AND GETTING QUOTES

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

L1 Getting quotations

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

You should also:

• ask them for references from people they have worked for;

• describe in writing exactly what you will want them to do; and

• get the contractors to put the quotations in writing.

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

L2 Further Investigations and what they involve

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out 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 and 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.

L3 Who should you use for these further investigations

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

M

DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 3 SERVICE AND TERMS OF ENGAGEMENT

M: DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 3 SERVICE AND TERMS OF ENGAGEMENT

M1 The Service

The RICS Home Survey – Level 3 service includes:

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

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

- help you 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.

M2 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.

M3 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.

M4 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).

M5 Flats

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

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

M6 Dangerous materials, contamination and environmental issues

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

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

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

M7 The Report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

M8 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.

M9 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.

M10 Issues for legal advisers

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

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

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

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

M11 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The report will identify and list the risks, and explain the nature of these problems.

M12 Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

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

3 Before the inspection

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

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

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

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

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

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

This report is for use in the UK.

M13 Complaints handling procedure

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

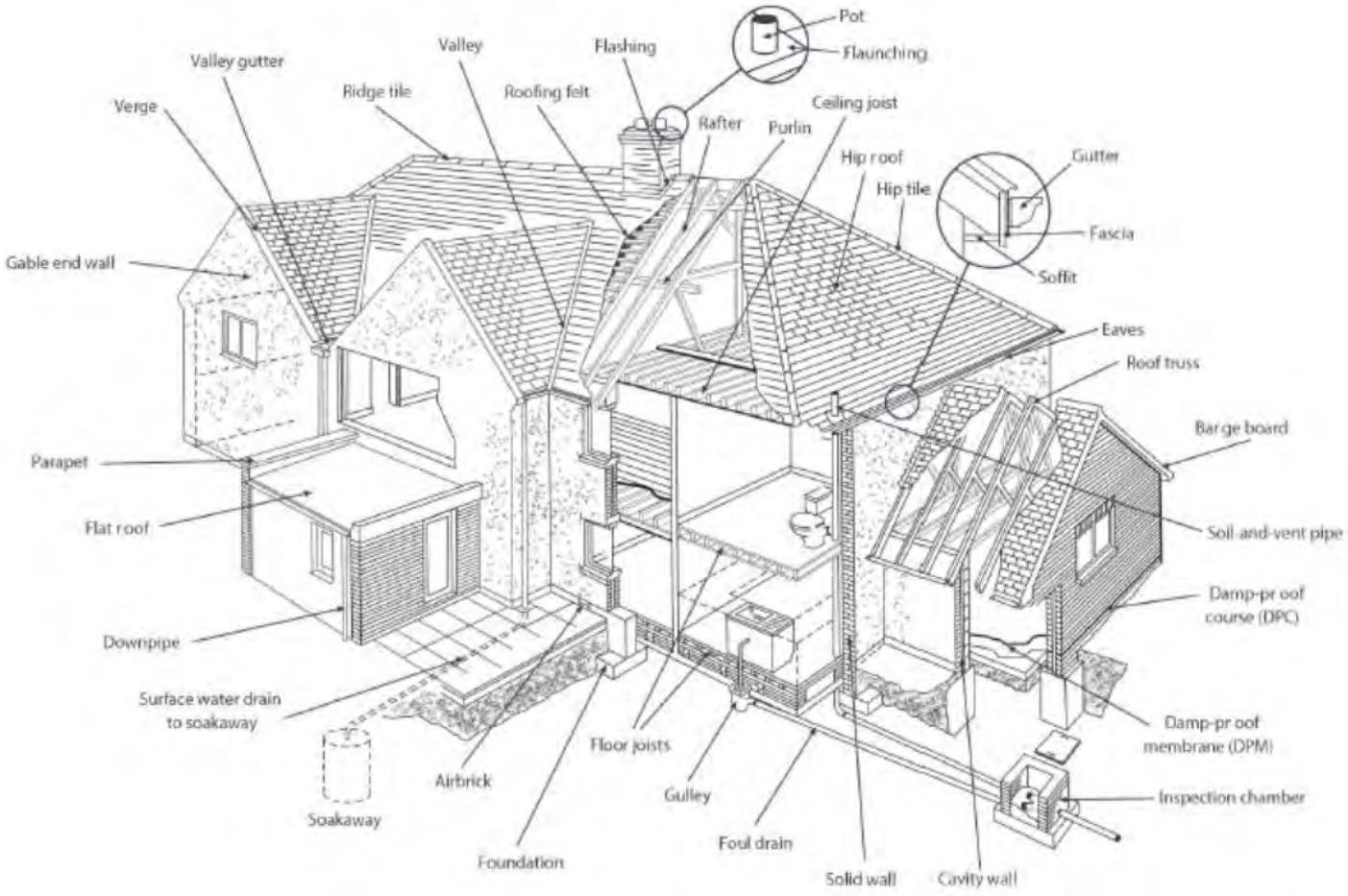
N

TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

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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