

RICS HOME SURVEY LEVEL 2

- SURVEY & VALUATION

PROPERTY ADDRESS:

■■■■ Court
■■■■
London
E1 ■■■■

CLIENT NAME(S):

■■■■■■■■■■

DATE OF INSPECTION:

■■■■■■■■ November 2025



CONTENTS

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 Home Survey - Level 2 (survey and valuation) 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 physical inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and underfloor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your terms and conditions 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] November 2025

Report reference number

1321914

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 dry with the sun setting at the time of the inspection and weather conditions had previously been varied.

The property was occupied and furnished throughout with floor coverings and personal effects restricting our 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

Please note that a full inspection of the apartment block's exterior is outside the scope of this report and there will be limitations to what can be seen from the height of the building and access across any private gardens of ground floor flats. Our external inspection focuses on the exterior elements that have a direct impact on the subject property. You should be aware that external elements of the property typically form the maintenance responsibility of the freeholder via their managing agent. You should confirm the extent of their maintenance responsibility with your Legal Advisor prior to exchange of contracts.

Valuation:

The purpose of this valuation is to provide you with a market valuation to assist you in making an informed decision on the purchase of the subject property.

The Valuation and Report have been prepared in accordance with the RICS Valuation – Global Standards 2021.

Estimated costs have been allowed for these investigations and subsequent works in arriving at our valuation, and the property is therefore considered to be a reasonable proposition for purchase at a price of £405,000.00 (Four Hundred and Five Thousand Pounds), provided you are prepared to accept the cost and inconvenience of dealing with the various investigation and repair and improvement works reported. Provided that the necessary investigations and repairs are carried out, we see no reason why there should be any special difficulty on resale in normal market conditions.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

Market Valuation:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

This valuation has been instructed alongside the survey inspection and therefore considers any issues highlighted in the survey report which may impact upon the value of the property.

Comparable Method:

In arriving at our valuation, we have used the comparable method or the market approach. This is the simplest and most direct method involving the direct comparison of recently sold comparable properties with the subject property, and making adjustments for differences between them.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

The comparable properties were quantitatively and qualitatively adjusted to make allowance for difference in the various factors that may affect value. These factors include location, the

physical state, tenure and time etc. The evidence was analysed and used to arrive at the valuation reported.

The valuer is entitled to make reasonable assumptions with regard to the state of the property and other factors that may affect value.

While compiling the valuation we made reference to the following properties which have recently sold in the area:

1. Flat 45, [REDACTED] Court, Candle Street, London E1 [REDACTED] - Sold £240,500 (Jan 2025)
2. Flat 52, 5 [REDACTED] Court, Candle Street, London E1 [REDACTED] - Sold £435,000 (Sept 2023)
3. Flat 8, 24 Tracey Bellamy Court, Frank Whipple Place, London E14 7NZ - Sold £450,000 (Jul 2025)
4. Flat 302, 25 Sphere Apartments, St Pauls Way, London E3 4YE - Sold £415,000 (Jun 2025)
5. [REDACTED] 22 Candy Wharf, Copperfield Road, London E3 4RL - Sold £570,000 (May 2025)

In our opinion the sum you should insure the building for is in the region of £405,000 (Four Hundred and Five Thousand Pounds).

This reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for 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'.



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 |
|------------------------|------------|---|
| B Overall assessment | B1 | Secure the property lease and details of your rights and liabilities |
| C About the Property | C2 | Fire safety certificate including the fire escape |
| | C6 | Property Deeds |
| D Outside the property | D0 | Lease Document- Confirm maintenance liabilities prior to purchase |
| | D2 | Guarantee for GRP roofing |
| E Inside the property | E6 | Electrical safety certificate to include the electrical hob |
| | E7 | Local authority consents including fire safety certificate for the fire doors |
| | E9 | Local authority consents including fire safety certificate |
| F Services | F1 | Electrical safety certificate to include the electrical hob |
| | F5 | Certificate for the boiler and hot water heating installation |
| | F6 | Utility searches showing the position of the drainage installations |
| G Grounds | G1 | Guarantee for Garage Door installation |
| | G3 | Property Deeds |

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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 |
|------------------------|------------|---|
| D Outside the property | D6 | Outside doors (including patio doors) |
| E Inside the property | E7 | Woodwork (for example, staircase joinery) |
| 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 | D3 | Rainwater pipes and gutters |
| | D4 | Main Walls |
| | D5 | Windows |
| | D9 | Extensions, attached structures, oil, other. |
| E Inside the property | E2 | Ceilings |
| | E3 | Walls and partitions |
| | E4 | Floors |
| | E6 | Built-in fittings (built-in kitchen and other fittings, not including appliances) |
| | E8 | Bathroom fittings |
| | E9 | Other |
| F Services | F3 | Water |
| | F5 | Water heating |



| | | |
|-----------|----|----------|
| | 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 |
|-----------------------|------------|--------------|
| G Grounds | G1 | Garage |

NI

Not inspected (see 'Important note' below).

| Section of the report | Element ID | Element Name |
|------------------------|------------|---|
| D Outside the property | D1 | Chimney Stacks |
| | D2 | Roof Coverings |
| | D7 | Conservatory and porches |
| | D8 | Other joinery and finishes |
| E Inside the property | E1 | Roofs |
| | E5 | Fireplaces, chimney breasts and flues |
| F Services | F2 | Gas/oil |
| | F7 | Common services |
| | F8 | Other services/features |
| G Grounds | 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.

- Seek quotations for window repairs or replacement
- Seek quotations for external door repairs or replacement
- Seek quotations for repairs to ceilings
- Seek quotations to replace the dated kitchen fittings prior to purchase
- Seek quotations to undertake necessary repairs within the kitchen
- Obtain quotations to provide mechanical extract ventilation to the exterior from the kitchen
- Seek quotations to complete improvements to internal fittings
- Seek quotations to complete improvements to the sanitary ware
- Arrange for a precautionary test of the electrical installation
- Undertake a precautionary test of the electric hob prior to purchase
- Arrange for a test of the dated electrical heating prior to purchase, with recommendations for upgrade fully costed
- Undertake a test of the heating installation prior to purchase
- Complete utility searches prior to purchase
- Confirm no history of previous flooding through your searches
- Clarify the position of the boundaries
- Confirm maintenance liabilities of the boundaries
- Confirm the full details of the lease
- Confirm there are no easements, wayleaves or servitudes adversely affecting the property.
- Confirm the location of the nearby lamp post does not constitute a nuisance



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:

Flat

Approximate year the property was built:

1991-1995

Approximate year the property was extended:

Approximate year the property was converted:

Information relevant to flats and maisonettes:

Construction:

The subject property is of traditional construction, comprising of cavity masonry elevations set beneath a combination pitched and flat roof structure that is covered in plain concrete tiles/a single ply membrane/GRP. The floors are of solid concrete construction on the ground floor and the subject property is of suspended concrete 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 is one smoke detector installed in the hallway of the flat.

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.

First floor windows appear to be compliant escape windows and all future replacement windows should meet current standards.

Apartment buildings require additional fire safety precautions including a protected means of escape together with fire breaks and mains wired smoke detectors at each level of habitable accommodation.

An escape route should be via a protected staircase to the front door. This is normally designed to provide 30 minutes protection for escape. Self-closing fire rated doors are required to all apartments.

Your Legal Advisor should check whether there have been any specialist Fire Safety Surveys carried out at the development.

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, as recorded in the EPC, is as stated below. We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating: C

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 15-20% 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.

The compound garden area is located to the rear of the property.

There is an underground car park with designated parking spaces, each accommodating multiple vehicles for the subject block.

It is thought allocated parking is available; Legal Advisors to confirm.

Boundaries are defined with a combination of metal fencing and 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 an established residential area convenient for local amenities.

C8 Facilities

The centre of [REDACTED] Court is approximately 0.3 miles away from Supermarkets, Convenience stores, Bars/Pubs, Restaurants, Pharmacies and GP's with more comprehensive shopping and transport facilities nearby.

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 the likelihood of radon is lowest.

There is high voltage electricity equipment located near the property in the form of a suspected transformer in the outbuilding to the rear. In addition to being unsightly, it may cause noise disturbance or interference and so possibly it could deter some buyers limiting saleability. The possible effects of electromagnetic fields have been the subject of media coverage. The Health Protection Agency (HPA), an independent body with responsibility for advising on electromagnetic fields has advised that following studies in 2000 and 2001, there may be a risk in specified circumstances to the health of certain categories of people. Public perception may, however, affect marketability and future value of the property. If required, information can be obtained from the Health Protection Agency at Chiltern, Didcot, Oxon OX11 2RQ or www.hpa.org.uk or the local electricity company. See also Section I - Risks.

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

C10 Other local factors

The proximity of the electrical transformer may deter some purchasers and affect future saleability.



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.

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

Please note that a full inspection of the apartment block's exterior is outside the scope of this report and there will be limitations to what can be seen from the height of the building and access across private gardens of ground floor flats. Our external inspection focuses on the exterior elements that have a direct bearing on the subject property. You should be aware that external elements of the property typically form the maintenance responsibility of the freeholder via their managing agent. You should confirm the extent of their maintenance responsibility with your Legal Advisor prior to exchange of contracts.

D1 Chimney Stacks

NI

There are no chimneys.

Condition Rating: **Not Inspected**

D2 Roof Coverings

NI

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. Your Legal Advisor should make enquiries with the freeholder or their

managing agents to establish when the roofs were last inspected and if there are any plans to carry out repairs or replacement. Your Legal Advisor should also confirm your liabilities for the roof under the service charge.

Although we cannot directly examine the roof coverings due to limitations, we've made informed assumptions based on the building's construction type and typical roof systems. We believe it is likely a main pitched and hipped roof slopes are covered in concrete tiles and flat roof sections covered in a GRP or similar type of roof covering. These assumptions are meant to give buyers, sellers and readers a general understanding of the potential roof structure and covering. Although physical inspection was not possible, our expertise allows us to provide such generalisations based on standard industry knowledge.

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 valley gutter/parapet gutter could not be fully seen and therefore comments could not be made on its condition. Valley gutters are prone to leakage problems and a full inspection is recommended prior to legal commitment to purchase. Even valley gutters that are in sound condition can become blocked by leaves, snow or ice, causing water levels to rise above the edges of the joints and so seep into the fabric of the building. It should be noted that maintenance and repair costs, when needed, tend to be expensive.

Parapet walls are provided to all elevations, and their bases are intended to include flashing details to weatherproof the junction with the roof structure. However, because this area is not visible from ground level, we cannot verify the installation or condition of the flashing. As such, some degree of risk remains.

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.

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 coverings were not visible for inspection and whilst there were no obvious signs of damp penetration internally beneath, the risk of unseen defects must exist. Consideration could be given to arranging for a precautionary up-close inspection through a roofing contractor prior to purchase.

There is GRP roofing present. GRP stands for glass-reinforced plastic and is also referred to as fibreglass roofing. GRP is composed of a resin with glass or fibrous strands that reinforce the roofing material.



[VIEW FULL SIZE](#)

Condition Rating: **Not Inspected**

D3 Rainwater pipes and gutters

2

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.

The hidden valley gutter/parapet gutter could not be seen. The life of the lining materials cannot be predicted and can be prone to sudden failure. Maintenance costs will therefore be higher than average.

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.

We are pleased to report that rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted.

A suitable number of support brackets appear to have been provided at regular intervals.

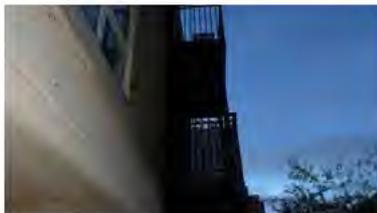
uPVC rainwater goods have faded due to sunlight degradation and could be replaced for aesthetic purposes. It is possible they are now brittle and could be damaged during routine maintenance. Whilst there is no urgent requirement to do so, you may wish to obtain quotations to replace the dated installation as part of the overall improvement to the property.

Please note it was not raining during the course of the inspection so we cannot confirm that rainwater goods are watertight at the joint sections. It is recommended that you inspect rainwater goods during a period of heavy rain in order to establish their effectiveness, with repairs addressed as found to be necessary.

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 are 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.

Your Legal Advisor should make enquiries with the freeholder or their managing agents to establish when the rainwater goods were last inspected and if there are any plans to carry out repairs or replacement. Your Legal Advisor should also confirm your liabilities for the rainwater goods under the service charge.



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Condition Rating: 2

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.

The main walls to the property are of cavity construction measuring approximately 300mm overall where measured. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing.

There is no evidence of significant cracking surrounding the window and door openings suggesting the lintels are performing satisfactorily.

Given the age of the property it is likely the main walls are insulated in accordance with current standards.

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.

Whilst not visible, given the age of the property the damp-proof course is likely to be of PVC. As the damp-proof course was not visible, we are unable to confirm if the recommended height above ground level is achieved and the risk of unseen defects therefore exists.

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.

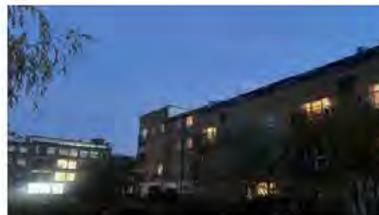
Mortar joints to the brickwork were found to be in an overall serviceable condition with no requirement for repointing attention.

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 early evening (Approx. 4pm – Winter Season). 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.



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Condition Rating: 2

D5 Windows

2

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

Windows are of double-glazed aluminium construction and appear to be in fair condition however defects were present at the time of the inspection.

It should be appreciated that the windows are now of some age, a number of handles have begun to work loose, and operation is stiff in places, including within bedrooms. You should anticipate that minor adjustment and repairs will be ongoing until such a time as the units are eventually replaced.

A number of windows are stiff and difficult to operate in the bedrooms. A general overhaul of the installation is required together with thorough easing, adjustment and attention to window furniture. The right-hand window in the bedroom closest to the entrance door has an alignment issue, creating a gap between the window and frame when closed. This leads to heat loss. The adjacent bedroom's windows exhibit a similar issue, but instead, the window catches on the frame during opening and closing. You should seek quotations for maintenance prior to purchase, alternatively, consideration could also be given to their replacement as part of the overall improvement to the property.



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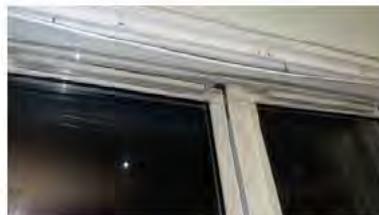
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Condition Rating: 2

D6 Outside doors (including patio doors)

3

The front entrance door to the flat is of a fire-rated timber construction and appears to be in reasonable condition.

The balcony door is made of aluminium and appears to be in fair condition; however, it requires general overhauling to ensure it opens and closes properly. It was noted that a defect to the hinges is causing a misalignment, resulting in the door catching on the frame and requiring more force than usual to operate.

You should ensure that external timber elements of the property are maintained on a five yearly basis to prevent the onset of timber decay.

The front door opens square to the eye with no signs of any significant movement or distortion noted.



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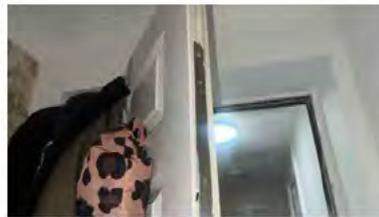
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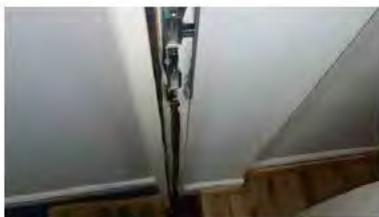
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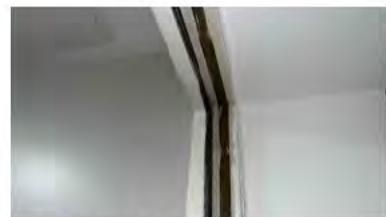
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Condition Rating: 3

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

Condition Rating: Not Inspected

D9 Extensions, attached structures, oil, other.

2

There is a metal balcony accessible from the kitchen/living room area. The balcony is painted black but has minor rust in some areas due to weathering and age. Regular maintenance of the metalwork is recommended to prolong its lifespan. However, you should confirm with your legal advisor who is responsible for maintaining this structure before purchasing, as future maintenance and repair costs may need to be considered. Overall, the balcony appeared structurally sound at the time of inspection, with no immediate structural concerns.

The railings were in a good condition. The height of the banister and the gaps between the spindles will comply with Building Regulations.

Overall, the externals to the block/building are generally in a satisfactory condition. Some external works of repair, redecoration and maintenance are required as outlined above and your

Legal Advisor should confirm with the Freeholders that a proactive management programme is in place. We are unaware of the service charge arrangements or whether or not there is a sinking fund in place. The cost of the external works will very much depend on whether or not the issues are addressed individually or altogether, as access scaffolding can be expensive.

The Building Safety Act relates to relevant buildings and whether leaseholders are required towards historical safety remediation costs.

A relevant building in the Building Safety Act must meet all of the following criteria:

1. Be at least 11 metres in height or has at least five storeys (whichever is reached first)
2. Contain at least two dwellings
3. Is not a leaseholder-owned building

We can confirm that points 1 and 2 are met at the property but your Legal Advisor will have to confirm whether the property is a leaseholder-owned building and if it is, the building will be deemed a relevant building within the Building Safety Act.

The Building Safety Act distinguishes between qualifying and non-qualifying leaseholders. Qualifying leaseholders will not contribute towards historical safety remediation costs but in most instances, non-qualifying leaseholders will do, unless the building owner is associated with the developer. Your Legal Advisor should confirm whether the subject property is being sold on a qualifying or non-qualifying leaseholder status.

If the property is being sold with a non-qualifying leaseholder status, your Legal Advisor should confirm whether the building owner is associated with the developer. If it is, then you will not have to contribute for all historical safety remediation cost.

If the building owner is not associated with the developer, then you will have to contribute towards all historical safety remediation costs and your Legal Advisor should confirm liability for costs under the terms of the lease. Your Legal Advisor should therefore enquire whether there are any of the following planned works at the property, that non-qualifying leaseholders may be liable to contribute towards.

- cladding system remediation
- remediation of relevant non-cladding defects
- interim measures

If there are any planned works that fall within the above headings, your Legal Advisor should confirm whether the building owner has applied for funding from the Building Safety fund.

Under The Regulatory Reform (Fire Safety) Order 2005, it is a legal requirement for there to be an annual fire safety assessment of the communal and external areas for all apartments, regardless of their height or size.

Such an annual assessment would flag issues such as inadequate fire seals around services going through floors and ceilings, inadequate fire breaks in roof voids, as well as where concerns are noted externally.

If the freeholder has not undertaken an annual fire safety assessment in line with the above Order, they will be in breach of their commitments and the absence of these annual inspections would raise concern.

You should confirm with the freeholder if they have undertaken an annual assessment in line with the above.



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Condition Rating: 2



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.

Many walls are dry lined internally and dry lining can often hide dampness and it is not possible to ascertain the condition of the wall behind the dry lining without further exposure work.

Where there are personal effects, furniture and floor coverings present within the property, these restricted our inspection of these areas of internal surfaces.

E1 Roofs

NI

An inspection of the roof structure over the apartment block 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.

Condition Rating: **Not Inspected**

E2 Ceilings

2

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 plasterboard and finished in plastered skim.

Minor irregularities and shrinkage cracks are present, but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.

Peeling decorations were observed within the bathroom and this is attributed to excessive condensation due to a lack of ventilation, please see section E8 of this report. The loose and peeling decorations should be stripped, prior to the re-application of an appropriate water-proof paint.

There are recessed spotlights installed within the ceilings to the kitchen area. These should be checked by an electrician to ensure they are shrouded and provide half-hour fire resistance. You should instruct a reputable electrician to inspect as part of an electrical safety test, please see also section F1 of this report. Any required improvements should be provided with a quotation to undertake repairs, replacement and redecoration as recommended.



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Condition Rating: **2**

E3 Walls and partitions

2

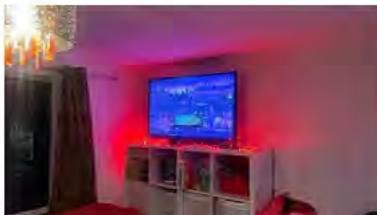
The internal faces of the outside walls are a combination of plaster and dry lining. The latter may incorporate insulation.

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

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 walls at regular intervals with an electronic damp meter and no significant dampness was recorded, suggesting the damp-proof course is operating effectively.

We also found no evidence of any significant penetrating dampness within the property.



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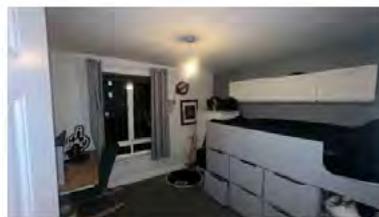
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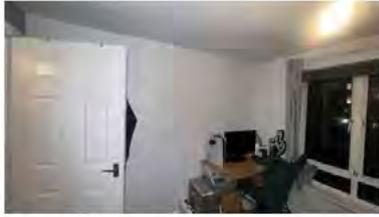
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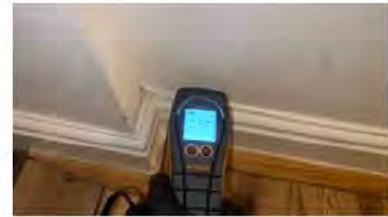
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Condition Rating: **2**

E4 Floors

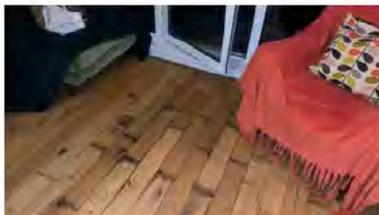
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Fitted coverings where they are present inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used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

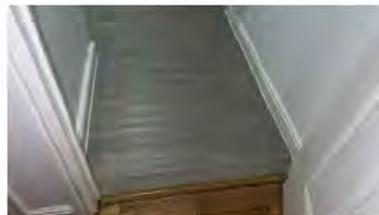
Upper floors are of suspended concrete construction.

Suspended concrete floors appear to be firm and level with no signs of any significant hollowness noted.

The floor coverings throughout the property are old, worn and stained and you should consider replacing these to your own taste as part of the general improvement to the property.



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Condition Rating: 2

E5 Fireplaces, chimney breasts and flues

NI

There is no fireplace within the property.

Condition Rating: Not Inspected

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

2

Please note, a detailed inspection of kitchen fittings is outside the scope of this report. Given that the property is occupied, the cupboards were full of household effects, which severely restricted our inspection, 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 are basic, and some wear and tear were apparent. You will no doubt wish to arrange to seek quotations for their replacement prior to legal commitment to purchase.

The carcassing to these units is made of timber, which can deteriorate over time if it becomes soaked with moisture or if it becomes wet. It is therefore necessary to protect the timber coating it in a timber Clear Satin Sealer. Whilst there is a canopy with filtered recycling air provided above the hob, ideally extract ventilation to the exterior of the property should be provided as an improvement to the current arrangements to reduce the possibility of condensation problems occurring.

There is an electric hob fitted and you should confirm with your Legal Advisor whether this has any electrical safety certification. Please refer to section F1 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: 2

E7 Woodwork (for example, staircase joinery)

3

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 and personal effects where present limited the extent of our inspection.

Some general marking and bruising are apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.

The doors that have been provided to the habitable rooms, do not comply with current Building Regulation standards. Although not enforced retrospectively, we do endorse these standards and would recommend that fire doors are installed where absent, to comply with Part B – Fire Safety of the current regulations. It should be note that if the property has wired interlinked smoke detectors within all habitable rooms, then fire doors throughout the house may not be required.



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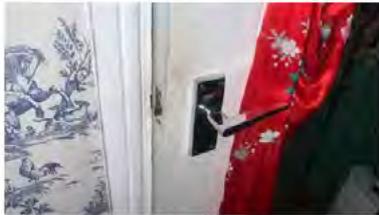
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Condition Rating: 3

E8 Bathroom fittings

2

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

The sanitary fittings appear serviceable, although some wear and tear were noted.

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.

Toughened glazing is provided to the shower screens.

With respect to showers generally, they should be regularly cleaned including the shower heads to prevent the harbouring of bacteria.

You should arrange for the installation of extract ventilation in the bathroom in accordance with current regulations to reduce the risk of condensation. Although an extractor fan is present, it did not appear to be working at the time of inspection. Further investigation and any necessary repairs are recommended.

The pedestal handbasin has paint stains inside, making it cosmetically defective. There is also a crack in the middle of the basin. Although no leaks were present at the time of inspection, the visible cosmetic damage may lead to future failure. Additionally, the toilet seat appears defective at the clips. Therefore, replacement of the sanitary ware should be considered.

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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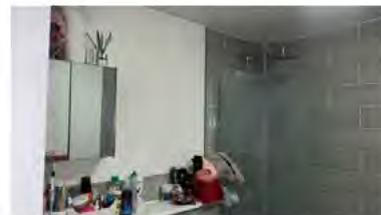
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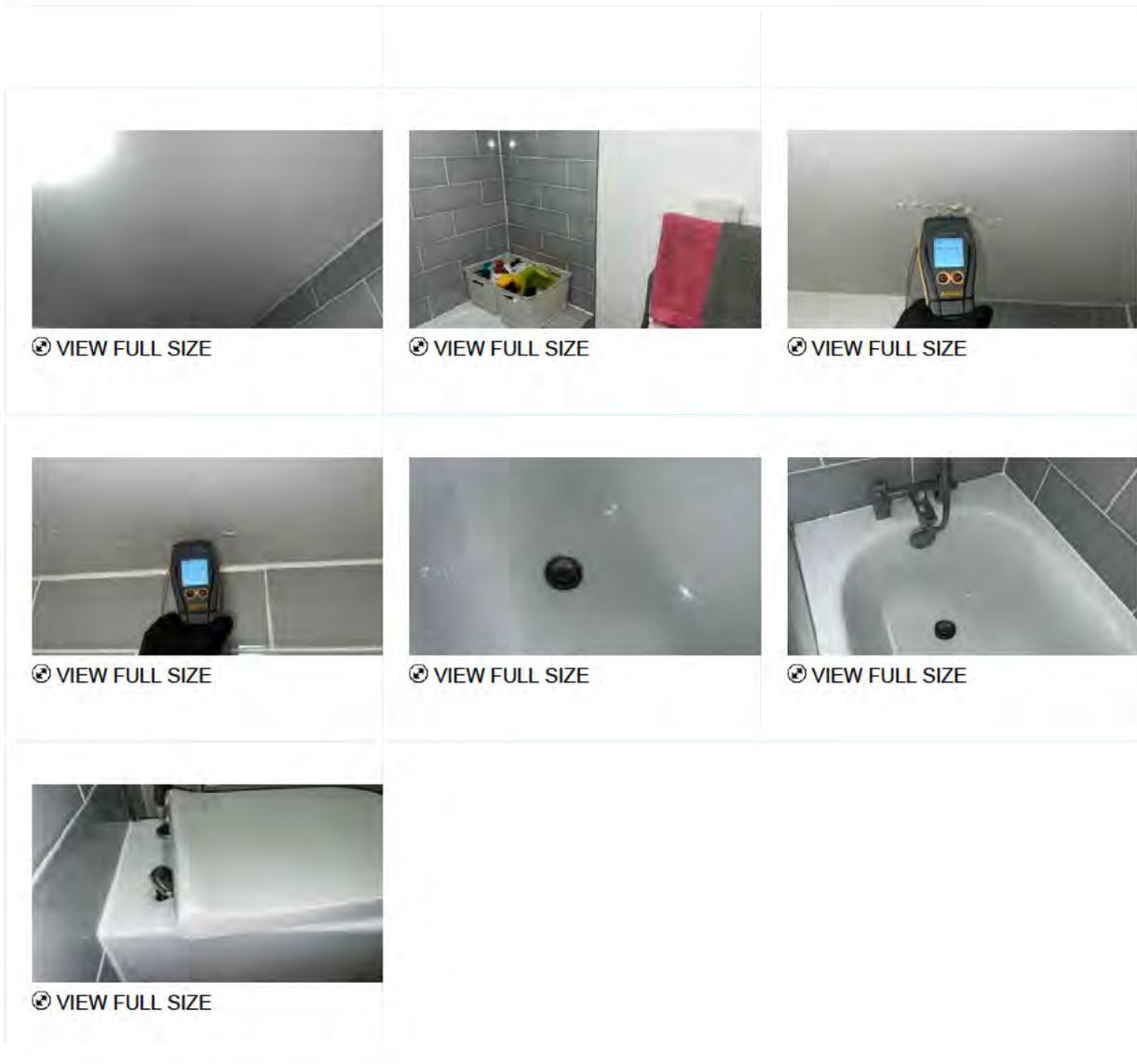
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Condition Rating: 2

E9 Other

2

There is one battery smoke detector 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.

The escape route should be via a protected staircase to the front door. This is normally designed to provide 30 minutes protection for escape from, for example, a loft conversion. Fire rated doors



are normally provided on all storeys. Self-closing doors are no longer required for most houses. Mains powered fire alarms will be required. Your Legal Advisor should check that the property complies with Fire Regulations as part of the Building Regulations approval.



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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.

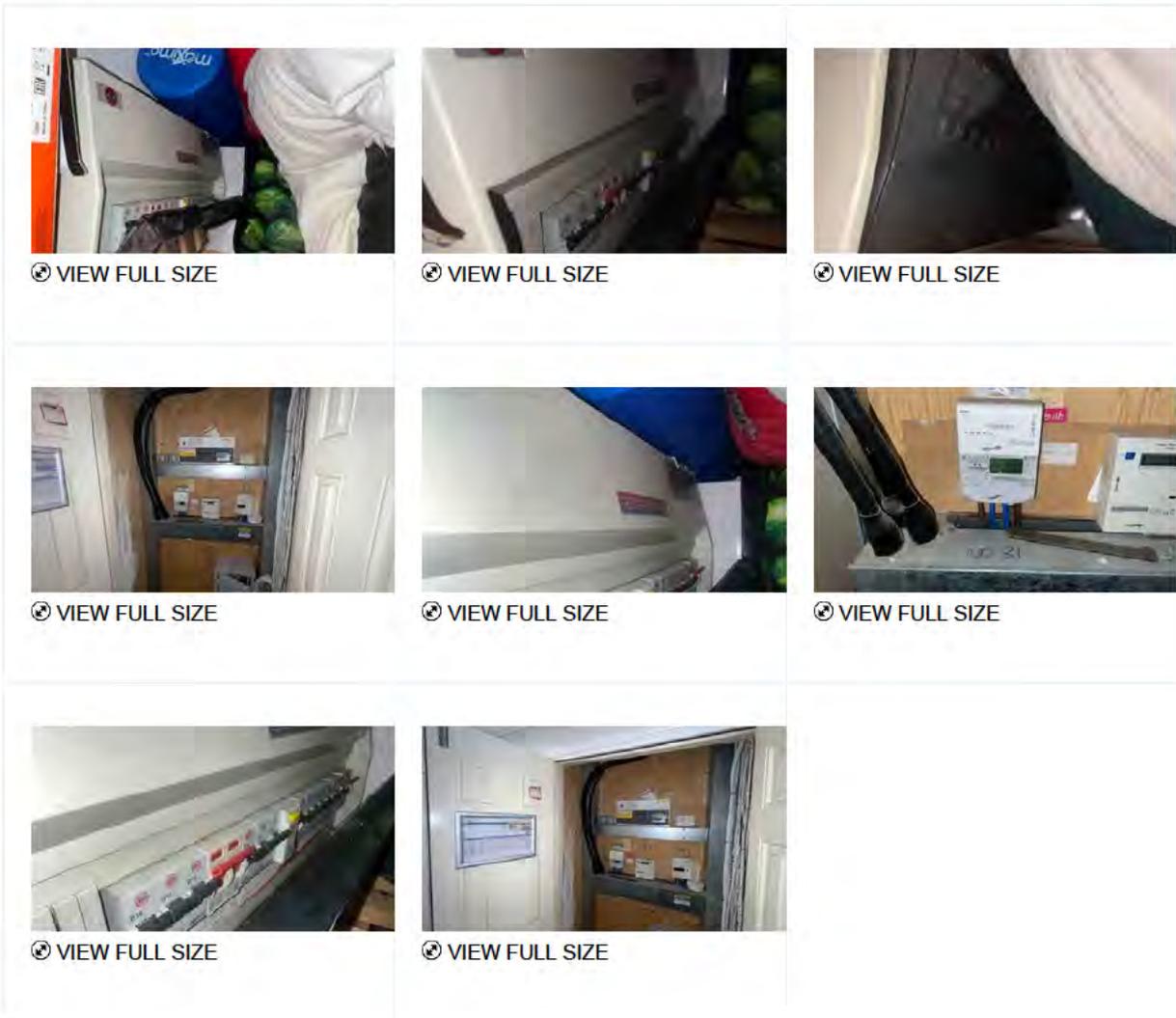
The meter is located in the communal hallway adjacent to the flat entrance door and the consumer unit is located internally, in a cupboard between the living room/kitchen area and the bathroom.

There is no indication as to the date of the last electrical testing.

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.

There is an electric hob fitted and you should confirm with your Legal Advisor whether this has any electrical safety certification.



Condition Rating: **3**

F2 Gas/oil

NI

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 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.

There does not appear to be gas associated with this property.

Condition Rating: Not Inspected

F3 Water

2

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

Whilst the internal stop tap was not visible, it is likely to be located under the kitchen sink.

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.

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.

Heating within the property is provided by electrical heaters, which is a dated form of heating and will likely be inefficient compared to modern equivalents. The cost of sole electric heating is also likely to be far more expensive compared to a traditional gas-or-oil-fired central heating system. It would be prudent to discuss the options to upgrade the current installation through a reputable heating engineer prior to purchase, with all recommendations fully costed.



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Condition Rating: 3

F5 Water heating

2

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

The cylinder appears relatively old. Whilst no leakages were recorded, consideration should be given to replacing the cylinder with a modern equivalent. You may wish to have the installation inspected by a heating engineer prior to purchase, with quotations obtained to upgrade the installation, in order to budget accordingly.

The tank appears to be suitably supported and associated pipework appears to be complete with no signs of any significant furring, corrosion or active leaks noted.

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.



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Condition Rating: **2**

F6 Drainage

2

The property is a flat, which in accordance with our terms of engagement excludes an inspection of the drains as we do not have permission to start lifting up and disturbing the drains in the communal areas. Your Legal Advisor should confirm with the freeholder or their managing agents when the drains were last inspected and how frequently if ever blockages occur.

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 were inspection chambers located within the grounds of the property, which were stuck fast and too heavy to be safely lifted and could not be inspected. Which are located to the underground car park area

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 ducted internally and therefore hidden from view.

The soil and vent pipe is of cast-iron construction and areas of deterioration and corrosion were observed. It is recommended that the installation is replaced with a modern equivalent in due course and you should make allowances for this.

There is some staining to some of the joints of the above ground wastewater pipework located to the underground car park, suggesting that these may leak. These should be monitored and areas which are seen to leak should be repaired in the short term. You should consider having a plumbing/drainage contractor inspect these prior to legal commitment to purchase.



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Condition Rating: 2

F7 Common services

NI

Please be aware that a test of the communal utilities and services is outside of the scope of the inspection. Should you discover any deficiencies within the communal areas during occupation you will need to speak with the management company.

The block is accessed via a aluminium security door which is secured with a electronic fob and telephone entry system.

The internal communal areas are provided with lighting and a AOV system for ventilation during the event of a fire. There are stairwells to all floors.



In our opinion, the communal areas generally seemed to be in satisfactory decorative order with some minor scuffs and scrapes which is normal in such a frequently used area. It is likely that some further damage will be caused to the decorations when the current vendor moves their furniture out and you move yours in.

It is common under good management for internal common parts to be redecorated every 3-5 years. Your Legal Advisor should confirm when the common parts were last decorated and when they are next expected to be decorated. They should also confirm your responsibilities to contribute towards the cost of this work.

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

1

There is no dedicated garage provided with the property. However, there is an underground car park associated with this property.

There is an electrically operated garage door. You should confirm whether there is a service contract or guarantee which could transfer with title.



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Condition Rating: 1

G2 Permanent outbuildings and other structures

NI

There is a brick-built outbuilding in the communal compound, constructed beneath a pitched, tiled roof. Although it is not used by any residents, it appears to house electrical transformer units. Therefore, it falls outside the scope of this survey.

There were no significant structural issues noted to the outbuilding at the time of the inspection.

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

There is no evidence of previous flooding although further advice is available via the Environment Agency website and through your local searches.

There is a lamp post close to the front of the property and some light pollution may be apparent.

There is electrical supply equipment which may be high voltage close to the property. In addition to being unsightly, it may cause noise disturbance or interference and so it could possibly deter some buyers, limiting saleability. The possible effects of electromagnetic fields have been the subject of media coverage. Public Health England, an independent body with responsibility for advising on electromagnetic fields has advised that following studies in 2000 and 2001, there may be a risk in specified circumstances to the health of certain categories of people. Public perception may, however, affect marketability and future value of the property. If required, information can be obtained from Public Health England at Wellington House, 133-155 Waterloo Road, London SE1 8UG (enquiries@phe.gov.uk) or the local electricity company. See Section J1.

There is vegetation within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to ensure that vegetation remains in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent vegetation becoming too large.

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 metal fencing and masonry walls. Much of the boundaries were concealed and you should anticipate that ongoing maintenance and repair will be required.

The outside areas and gardens appear to be adequately maintained.



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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.

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.

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

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

Confirm documentation exists for a test of the electrical hob installation.

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

Confirm your maintenance liability in respect of the shared parts of the property prior to purchase.

Confirm the full details of the lease.

H3 Guarantees

Confirm if a service contract and guarantee exist for the electronic garage door installation.

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 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 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.

Confirmation should be obtained that all mains services are indeed connected.

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

Checks should be made as to whether or not any of the trees are subject to Preservation or similar Orders.

We completed a desktop study which revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of 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, which does not appear to be required in this instance.

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 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.

Given the property is likely to be leasehold, it is likely it will be subject to service charge and a sinking/reserve fund. The maintenance of the common areas and main structure of the property is likely to be managed by these funds. It should be noted that such funds are subject to variable contributions and can change from time to time. As a result, it would be prudent to instruct your Legal Advisor to confirm the nature of these funds together with details of your financial responsibilities to include the last three years budgets and reconciliations and major works that may be planned within the next five years.

Given the leasehold status of the property, your Legal Advisor should confirm the following:

1. Details of the freeholder.
2. Details of the management company.
3. Number of years remaining on the lease.
4. Annual maintenance charges.
5. Annual ground rent charges.
6. Details of allocated parking.
7. Confirmation of extent of management company's maintenance responsibilities.
8. Details of any pending or planned maintenance works that may have an impact on maintenance charges.
9. That there are sufficient funds in the sinking fund in the event of emergency maintenance.

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

We strongly advise prior to exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property. We recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

You should immediately pass a copy of this report to your Legal Advisor with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.



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 CCTV scan of the drainage installation.
Anticipate increasing repairs to old windows.
Overhaul the windows.
Flat door that opens onto communal area is not a fire door.
Complete minor repairs to ceiling finishes.
Replace flexible sealant to the kitchen worktops.
Upgrade ventilation within the kitchen.
Confirm the electrical hob has been tested.
Install compliant fire doors.
Maintain the shower cubicle.
Improve ventilation to the bathroom.
Upgrade smoke detectors to mains wired.
Replace smoke detectors every 10 years.
There is no electrical test certificate available.
Arrange for a precautionary test of the electrical installation.
Confirm there is a test certificate for the electrical hob.
Upgrade old HWST.

I2 Risks to the grounds

Light pollution from an adjacent lamp post
High voltage equipment close to the property
Confirm boundary positions
Confirm repairing liabilities of the boundaries
Ongoing repairs required to the boundaries
Repair the defective drainage inspection chamber covers.

13 Risks to people

Precautionary test of the electrical installation.

Confirm a test of the electrical hob has been undertaken prior to use.

Test dated electrical heating installation.

Upgrade battery to mains wired smoke detectors.

Replace smoke detectors every ten years.

The property is located close to an Electro Magnetic source; research health implications prior to purchase.

14 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.



J

PROPERTY VALUATION

J: PROPERTY VALUATION

J1 Insulation

Given the age of the property it is likely the main walls are insulated in accordance with current standards.

The old hot water storage cylinder should ideally be upgraded with a better insulated more efficient equivalent.

The suspended concrete floors are likely to incorporate insulation.

J1 Property valuation

In my opinion the market value on as inspected was a figure of £405,000 (Four Hundred and Five Thousand Pounds).

In my opinion the current reinstatement cost of the property (see note below) is a figure of £140,000 (One Hundred and Forty Thousand Pounds).

Tenure is Leasehold.

Area of property (sq. m) is 62.

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your Legal Advisors can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and

- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

Your Legal Advisors, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation:

My opinion of the market value shown could be affected by the outcome of the enquiries by your Legal Advisors (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your Legal Advisors will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value:

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the Description of the RICS Home Survey – Level 2 (survey and valuation) service provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

J2 Heating

You should budget to upgrade the dated electrical heating installation with a modern equivalent.

J3 Lighting

The provision of natural lighting is satisfactory for the property.

There are an adequate number of low energy light bulbs in the property. Low energy lighting bulbs can reduce energy consumption by approximately 85%. Of course turning off electrical lighting within vacant rooms should be adhered to.

J4 Ventilation

Ventilation within the bathroom should be improved upon.

Ventilation within the kitchen should be vented externally.



J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at www.epcregister.com where you can search for the property by postcode.

The EPC will show you the property's current thermal efficiency, its' potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales.

The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers.



K

SURVEYOR'S DECLARATION



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 2 (SURVEY AND VALUATION) SERVICE AND TERMS OF ENGAGEMENT

M: DESCRIPTION OF THE RICS HOME SURVEY – LEVEL 2 (SURVEY AND VALUATION) SERVICE AND TERMS OF ENGAGEMENT

M1 The Service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

- a physical inspection of the property (see The inspection below)
- a report based on the inspection (see The report below) and
- a valuation, which is part of the report (see The valuation below).

The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) service aims to give you professional advice to help you to:

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

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

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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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 The Valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and

- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

M13 Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs).

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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

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

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



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

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

This report is for use in the UK.

M14 Complaints handling procedure

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



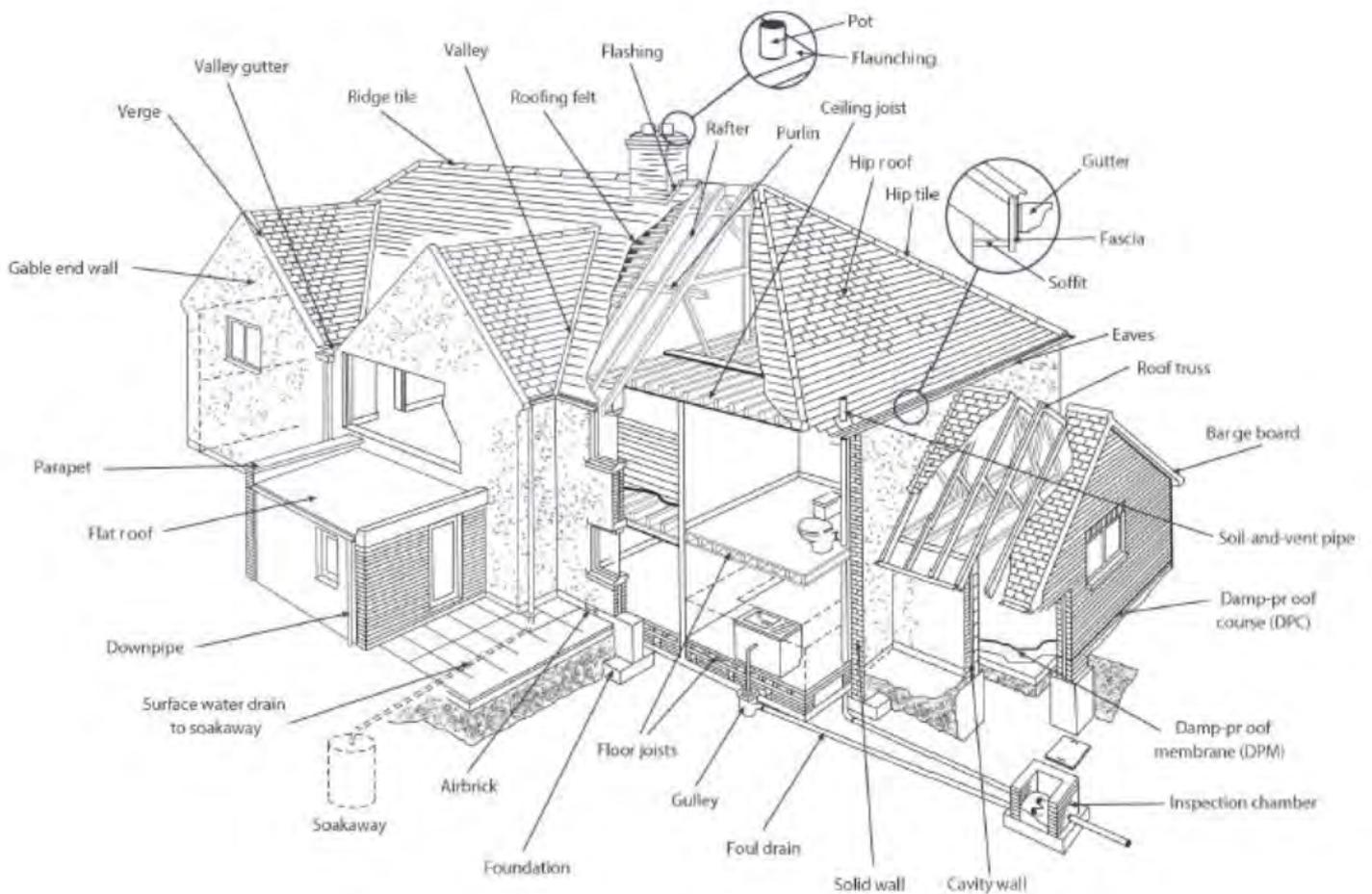
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TYPICAL HOUSE DIAGRAM

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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