



LEVEL 2

Your survey report

Property address

Clients name

Inspection date

30 August 2023

Surveyor's RICS number

5609373

2

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

! Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (Mr Harvey White and Miss Ashleigh Peliza) confirmed your instruction to us (S Jones Surveying Ltd), for a full list of exclusions.

About the inspection and report

Surveyor's name

Steven Jones

Surveyor's RICS number

5609373

Company name

S Jones Surveying Ltd

Date of the inspection

30 August 2023

Report reference number

n/a

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property**Weather conditions when the inspection took place**

At the time of our inspection it was overcast but dry.

Status of the property when the inspection took place

The property was unoccupied and partly furnished. There were fully fitted floor coverings in all rooms.

B

Overall opinion

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

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

Important note

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

B

Summary of condition ratings

Overall opinion of property

Our costings valuation of £180,000, takes into account the current condition of the property and has reflected the more costly and disruptive remedial work. In our opinion, this property is in need of remedial works, that directly impact the agreed sales price and we recommend that if you wish to proceed with the purchase, you should obtain further advice and quotations as discussed and listed in this report. In particular, the sections which have the most effect on value and that we consider the most serious or beneficial work to be done prior to the exchange of contracts is the rating 3 remedial work, as listed in the following sections: D1, D2, D3, D4, E3 and E4.

B

Overall opinion

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'.

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
E3	Walls and partitions
E4	Floors
E7	Woodwork
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D5	Windows
D8	Other joinery and finishes
E2	Ceilings
E5	Fireplaces, chimney breasts and flues

Overall opinion (continued)

2

Elements that require attention but are not serious or urgent (continued)

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

Element no.	Element name
E6	Built-in fittings
F3	Water
G2	Permanent outbuildings and other structures
G3	Other

1

Elements with no current issues

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

Element no.	Element name
D6	Outside doors
E8	Bathroom fittings
F6	Drainage

NI

Elements not inspected

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

Element no.	Element name
E1	Roof structure

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a purpose built, ground floor flat with a neighbouring property above, in the same-two storey building. The subject property has its own entrance. We understand the property is leasehold.

Approximate year the property was built

1900's

Approximate year the property was extended

n/a

Approximate year the property was converted

n/a

Information relevant to flats and maisonettes

Some of the defects/areas mentioned in the report may be the responsibility of adjoining owners or there may be a joint repairing liability. Your legal adviser should check the lease and advise you further on this.

Construction

The external walls are of traditional solid brick construction. The roofs are pitched and covered with imitation slates. Internally, the floors are of timber and solid concrete construction.

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	1	2	1		1			1	hallway
First									
Second									
Third									
Other									
Roof Space									

Energy efficiency rating

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

We have checked for any obvious discrepancies between the EPC and the subject property.

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

Energy efficiency rating

C 69

Issues relating to the energy efficiency rating

No significant discrepancies were noted in the available EPC and accordingly there are no implications to report regarding this property's energy efficiency.

Mains services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid Fuel

Oil

None

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

None.

Other energy matters

None.

Location and facilities

Grounds

The property has a small front garden and private rear yard. Only on-street parking is available. Space is limited and parking may be a problem from time to time. There are no garages with this property. There is an outbuilding to the rear of the property.

Location

The property is located in a residential and suburban area. The immediate neighbourhood includes similar style and aged properties.

Facilities

The property is within reasonable distance of the usual amenities. Public transport is readily available.

Local environment

Mining

The property is located in a former coal mining area and your legal adviser should check whether a Mining Report is available detailing any potential risk as well as enquiring whether any work has been carried out to the property as a result of this activity. We refer you to our recommendations in Section H.

Flooding Unlikely

The property is unlikely to suffer from significant flooding. According to the Environment Agency (the Government organisation responsible for flood control) the property is in an area of Very Low Risk of surface water flooding and Very Low Risk of flooding from rivers and the sea. For more details on the risk to the property please check the following website at <http://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode>

D

Outside the property

Outside the property

Limitations to the inspection

None.

D1 Chimney stacks

1 2 3 NI

The property has three brick chimney stacks. The rear stacks are shared with the adjoining properties. These are surmounted by numerous chimney pots and a metal flue terminals. The junction between the stacks and the roof coverings is sealed with lead flashings. 3

Chimney stacks, flashing securing any chimney pots/flue terminals, and the protective flashing are very exposed to the effects of seasonal weathering, therefore these should be regularly inspected and maintained to ensure adequate weatherproofing.

In our opinion, the following remedial work is required, and the most serious or beneficial work is listed first. It should be noted that the remedial work reported, directly affects the property's saleability and this will be reflected in our costings valuation. Any advisory work is more minor, although it should still be carefully considered if its within your budget to repair.

PLEASE NOTE THIS FORMAT (REMEDIAL OR ADVISORY WORK) IS APPLICABLE FOR THE MAJORITY OF THIS SURVEY REPORT.

REMEDIAL WORK

Eroding Pointing

The mortar between the brickwork (called pointing) has started to erode as a result of seasonal weathering and requires localised repointing. This will help ensure adequate weatherproofing and minimise problems associated with damp, particularly to the internal chimney and roof structure. As chimney stacks are very exposed at high level, the mortar pointing should be regularly inspected and maintained.

Scaffolding Cost

Due to the height and location of most chimney stacks, you should also factor in additional services such as scaffolding, as this will increase the overall cost of repair work.

ADVISORY WORK

Open Pots

Open chimney pots can lead to nesting birds and also rainwater penetration, resulting in localised damp to the internal chimney breast and roof structure, therefore you should consider fitting some form of ventilating cap or cowl.

Moss/Algae

There was visible evidence of moss/algae build-up. This should be removed periodically to prevent accelerated deterioration of the brickwork surfaces and mortar pointing.

Redundant Stacks

You should consider removing the redundant stacks as this will minimise ongoing maintenance and repair work. Any remaining flues should be properly ventilated to reduce the risk of internal condensation and damp. As some of these are shared, you will have to liaise with the neighbouring properties before carrying out any work.

Stack Leaning Ongoing Monitoring

The stack to the front is leaning slightly and this is quite common in properties of this age and type. At the moment, the stack should be monitored regularly for any further movement as this amount of leaning is considered acceptable.

Outside the property (continued)

D1 Chimney stacks (continued)

1 2 3 NI

If the leaning becomes more pronounced and is associated with either eroded mortar pointing, loose brickwork or cracking to the mortar pointing at regular intervals, you should then have this investigated further as these defects are indicative of sulphate attack, which can be a serious structural problem and a potential safety concern.

3

LEGAL ADVISER

Shared Stack

As the chimney stacks to the rear are shared with the neighbouring properties, you should check with your legal adviser about your rights and obligations before carrying out any repairs/maintenance work and we refer you to our comments in Section H.



Shared Stack

D

Outside the property (continued)



Eroding Pointing

D

Outside the property (continued)



Eroding Pointing

D

Outside the property (continued)



Open Pots

D

Outside the property (continued)



Stack Leaning Ongoing Monitoring

D

Outside the property (continued)



Moss/Algae

D

Outside the property (continued)



Eroding Pointing

D

Outside the property (continued)



Eroding Pointing

D

Outside the property (continued)



Eroding Pointing

D

Outside the property (continued)



Eroding Pointing

Outside the property (continued)



Eroding Pointing

D2 Roof coverings

The main and offshoot roofs are pitched and covered with imitation slates.

3

The roof coverings, any protective flashing to junctions, dormers, or valley gutters should be regularly inspected and maintained to help keep the property weathertight and protect against problems associated with damp, condensation, mould, and timber infestation. Due to the height of most roofs, you should also factor in additional services such as scaffolding, as this will increase the overall cost of any repair work.

REMEDIAL WORK

Eroding Ridge/Missing Tiles

The tiles on the top of the roof (known as ridge tiles) sit on a bed of mortar. The mortar bed has started to erode as a result of seasonal weathering and requires localised repointing to prevent water ingress. There are also a few missing ridge tiles that need to be replaced. Until this work is complete, the roof space will be more vulnerable to potential damp problems.

However, it should be noted that whilst repointing is a suitable form of weatherproofing, you should consider installing a modern plastic interlocking system called a dry ridge system, if it is within your budget to do so, as it requires minimal maintenance once installed.

Inadequate Junction

The junction to the main and neighbouring property roofs is sealed with mortar flashing and this was found to be cracking/eroding and for a temporary repair, it should be repointed. This type of flashing detail is inferior compared with lead and until remedial work is carried out, this area will now be more vulnerable to water ingress and problems associated with damp.

Outside the property (continued)

D2 Roof coverings (continued)

You should consider repairing with a stepped lead flashing, as this will offer much better weatherproofing and requires minimal maintenance once installed. 3

Bonding Guttering

There is no bonding guttering at the vertical junction between the subject and neighbouring property roofs to the front. This protective detail should be in place as there is an open joint between the roofs and this will leave the subject roof space vulnerable to water ingress and problems associated with damp. A bonding gutter is designed to channel rainwater away from the property and into the surface water drainage system, in a similar way to the guttering and downpipes.

You should consider installing this and as it also concerns the neighbouring property/properties, you will have to liaise with them prior to any work being carried out. We refer you to our comments in Legal Adviser.

LEGAL ADVISER

Replacement Coverings

The replacement of the original roof coverings may well have needed Building Regulation approval and your legal adviser should check whether such approval has been obtained. Building Regulation approval is likely to have been required to ensure the roof structure can still perform adequately in terms of structural stability, whilst also satisfying fire safety and energy efficiency requirements.

Should it be deemed that the necessary approvals were not obtained, expensive remedial work such as modifying and strengthening the existing roof structure will be needed and this work will need to be overseen by a suitably qualified Structural Engineer. We refer you to our comments in Section H.

Shared Liabilities/Guttering Installation

The installation of a bonding guttering could result in having to have a shared liability with the neighbouring property. Your legal adviser should check for the existence of any pre-arranged party agreements or shared liabilities as you may wish to have this in place, in the event of essential repairs to the adjoining roof coverings/details and we refer you to our comments in Section H.

D

Outside the property (continued)



Inadequate Junction

D

Outside the property (continued)



Valley Gutter No Blockages

D

Outside the property (continued)



Valley Gutter No Blockages

D

Outside the property (continued)



Eroding Ridge

D

Outside the property (continued)



Eroding Ridge

D

Outside the property (continued)



Eroding Ridge

D

Outside the property (continued)



Bonding Guttering/Shared Liabilities

D

Outside the property (continued)



Eroding Ridge

D

Outside the property (continued)



Missing Tiles

D

Outside the property (continued)



Eroding Ridge

Outside the property (continued)



Valley Gutter No Blockages

D3 Rainwater pipes and gutters

The property is served by a mixture of plastic and cast-iron gutters and downpipes. 3

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure and guttering can be easily blocked by debris/vegetation, which will allow rainwater to overflow, saturate the external walls/joinery, and cause damp related problems. All the rainwater fittings should be regularly inspected and maintained to ensure they remain watertight.

REMEDIAL WORK

Disconnected Fittings

The downpipe/guttering to the rear of the property, serving the offshoot roof has become disconnected. Disconnected rainwater fittings will allow an overflow of rainwater during prolonged heavy rainfall, and this will result in saturation of the brickwork surfaces/pointing and an increased risk of penetrating damp.

The disconnected fittings need to be replaced/re-connected and the remaining rainwater goods checked for durability and watertightness.

Staining/Vegetation

Staining/vegetation was noted at the joints between some sections of downpipes and guttering. You should be aware that plastic connection seals to the rainwater goods can fail unexpectedly causing leakage. The remaining fittings should be tested and replaced where necessary, to ensure adequate watertightness to the surface water drainage system.

Corroding Fittings

Outside the property (continued)

D3 Rainwater pipes and gutters (continued)

The cast-iron fittings to the rear are corroding and redecoration will be required as corroding rainwater goods are prone to leakage and need ongoing maintenance and repair, therefore they should be regularly inspected for serviceability. However, if it is within your budget to do so, you should consider replacing the existing rainwater goods to modern plastic, as they require less maintenance once installed. 3

ADVISORY WORK

Hopper Head

The hopper head (collective rainwater inlet fitting) to the rear is open and unprotected. The purpose of the hopper head is to increase the flow of rainwater through the downpipe, thus allowing more water to be diverted away from the property and into the surface water drainage system.

Hopper heads should be regularly inspected and maintained as blockages from a build-up of debris/vegetation can cause an overflow of rainwater to saturate the external wall and this will increase the risk of penetrating damp. Any current blockages should be cleared, and a protective plastic cover installed.



Corroding Fittings

D

Outside the property (continued)



Hopper Head

D

Outside the property (continued)



Staining/Vegetation

D

Outside the property (continued)



Disconnected Fittings

D4 Main walls

The walls to the and offshoot part of the property are of solid brick construction.

3

REMEDIAL WORK

Inadequate Ventilation

There are a small number of subfloor void ventilation vents located in the external walls to ventilate the suspended timber floors and these were found to be unblocked, in working order, and proving adequate cross floor ventilation to the main floors.

However, there doesn't appear to be enough adequate ventilation to the front and rear of the property, and this is reducing the effectiveness of the overall air flow to the ground floor. This will cause moisture laden air to build-up and increase the risk of condensation, mould, damp, and timber infestation to any timber flooring in the vicinity. You should consider having retrospective vents installed by a reputable building contractor.

Bridging DPC

Ground levels to the front and rear have been raised due to the concrete steps and path, causing bridging of the damp-proof course. This will significantly reduce the DPC's effectiveness and result in problems associated with condensation, mould, damp, and timber infestation affecting internal areas of the property, especially low-level walls, timber skirting, and flooring.

The existing ground levels, where it is practical to do so, should be reduced to a minimum of 150mm (two courses of brickwork) below the top of the visible damp-proof course and ideally a grated drainage channel should be installed to help divert rainwater away from the property.

Plinths

Outside the property (continued)

D4 Main walls (continued)

3

As is common with properties of this age, the external walls at low-level to the front have been finished with with a concrete painted plinth. These tend to bridge any existing damp-proof course and are often responsible for causing penetrating damp and rot to low-level internal walls and any timber flooring in the vicinity. They are also susceptible to de-bonding from the brickwork, allowing rainwater to accumulate behind and migrate through to the interior of the property, exacerbating any existing damp problems.

You should consider full removal as this will limit ongoing maintenance, although you should be aware that this will likely cause damage to the brickwork and pointing beneath, therefore some repair work will be required.

Painted Surfaces

The front and rear of the property has been painted with what appears to be numerous coats of non-breathable paint. Once the paintwork cracks, moisture entering the openings will become trapped as it can't evaporate naturally, and this will increase the risk of penetrating damp, although this is dependent on the condition of the brickwork and mortar pointing beneath.

The paintwork should be removed carefully, and any damaged areas beneath repaired accordingly.

Spalling Brickwork

Some of the bricks are suffering from deterioration of the outer face, as a result of frost attack (also known as spalling) and this has been exacerbated by the repeated freeze/thaw cycles from seasonal weathering. This eventually causes total disintegration of the brick, and the affected bricks should be removed and replaced with a suitably graded equivalent.

As walls rely upon the quality of the external pointing and brickwork surfaces for their weatherproofing, they should be regularly inspected and maintained.

Solid Construction Eroding Pointing

The mortar between the brickwork (called pointing) is eroding as a result of seasonal weathering and requires localised repointing, although it is often more beneficial to repoint the full elevation. Solid brick walls rely upon the quality of the external pointing and brickwork surfaces for their weatherproofing and as there is no cavity gap, they control potential damp problems by evaporating moisture naturally, especially when pointed properly.

As the walls require repointing, you should consider using a lime mortar as it is flexible and highly breathable, compared to the more commonly used cement mortar. Cement mortars tend to retain moisture and in a solid brick wall, that will allow it to migrate into the property. Once the remedial work has been carried out, the walls should be regularly inspected and maintained.

ADVISORY WORK

Chemical Damp-Proof Course

The main walls contain a retrospectively injected chemical damp-proof course (known as the DPC). This type of DPC is often installed incorrectly, such as directly into the brickwork instead of the mortar joints and too high up, as a physical DPC should be installed below the ground floor joists of any suspended timber floors to provide adequate protection against water ingress and problems associated with damp and timber infestation.

There is a continuous debate in the surveying and building community as to the effectiveness of chemical DPC's and whether they actually work, as rectifying other remedial work, often solves a related damp problem without having to resort to this sort of sub-standard work.

Solid Construction Limited Insulation

D

Outside the property (continued)

D4 Main walls (continued)

Solid brick walls should be properly insulated as there is little to no gap between the courses of bricks and this makes this type of wall construction vulnerable to damp problems and heat loss. Should you need to deal with any condensation, mould, or damp within the property, this should be taken into consideration and any remedial work carried out by a reputable contractor, as poor installation of insulation to a solid wall can create new damp problems. 3



Chemical Damp-Proof Course

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)



Inadequate Ventilation

D

Outside the property (continued)



Plinths

D

Outside the property (continued)



Painted Surfaces

D

Outside the property (continued)



Painted Surfaces

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Spalling Brickwork

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)



Spalling Brickwork

D

Outside the property (continued)



Solid Construction Eroding Pointing

D

Outside the property (continued)



Painted Surfaces

D

Outside the property (continued)



Bridging DPC

D

Outside the property (continued)



Inadequate Ventilation

D

Outside the property (continued)



Inadequate Ventilation

D

Outside the property (continued)



Inadequate Ventilation

D5 Windows

The property has double glazed plastic windows.

2

The junctions between the window frames and the surrounding brickwork should be regularly checked and maintained, along with all locks, hinges, and catches.

ADVISORY WORK

Protective Sealant

The mastic sealant to the external junctions between the window frames and adjacent brickwork is applied to form a weathertight seal and help prevent water ingress and localised damp affecting the internal window reveals and openings, although no damp was noted to these areas during our inspection.

The mastic to some of the windows is loose/missing, and this should be replaced/repointed. The remaining window junctions should be regularly inspected and maintained.

Inadequate Ventilation

There is a lack of background ventilation, also known as trickle ventilation to the window units. These vents help to circulate and remove moisture laden air within the property, whilst minimising the formation of condensation and mould, in conjunction with efficient heating and insulation.

Outside the property (continued)

D5 Windows (continued)

As the windows are still in a reasonable condition, you should consider having retrospective trickle vents fitted to the existing casements as these are relatively cheap and easy to install. For more detailed advice on how to control condensation and mould effectively, we refer you to our comments in Section E9. 2

LEGAL ADVISER

Regulatory Approval/Enforceable Guarantees

Since 2002, double glazing should have either building regulation approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada which has been recognised by the Government under the 'Competent Person Scheme'. Your legal adviser should check this and we refer you to Section H.

If the double glazing was installed after April 2002, enforceable guarantees for the installation should be available, although these may well have expired by now. As some repair/improvement work is needed, your legal adviser should check if any guarantees will cover the cost of this work.



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D

Outside the property (continued)



Protective Sealant

D6 Outside doors (including patio doors)

The property has two part glazed plastic doors. The doors are in satisfactory condition.

1

Doors and junctions should be regularly inspected and maintained, similarly as mentioned with the windows in the previous section of the report. Locks and hinges should also be kept in good order for security and operational reasons.

LEGAL ADVISER

Regulatory Approval/Enforceable Guarantees

We refer you to our comments in Section D5: Windows in respect of the need for regulatory approval and to check if any enforceable guarantees are available for the double glazing.

D7 Conservatory and porches

None.

D8 Other joinery and finishes

The external joinery comprises of fascias. These are made of timber.

2

Joinery Maintenance

D

Outside the property (continued)

D8 Other joinery and finishes (continued)

All the external timber joinery, including any external timber doors/windows, storm porch canopy, and cladding, should be regularly inspected and maintained to reduce the risk of rot and decay occurring. 2

ADVISORY WORK

Weathered

The external joinery is weathered in places. This requires redecoration to prevent further deterioration and more costly repair work. Alternatively, if it is within your budget to do so, you should consider replacing timber joinery to modern plastic as this requires minimal maintenance once installed.



Weathered

D

Outside the property (continued)



Weathered

D

Outside the property (continued)



Weathered

D

Outside the property (continued)



Weathered

D9 Other

None.

E

Inside the property

Inside the property

Limitations to inspection

Restricted Inspection

Some of the ceilings have been lined with heavy lining paper, which severely restricted our investigation of the surfaces beneath. This could mask defective plaster and if it is disturbed or removed, the underlying plaster may need substantial repair or possible replacement/re-skimming.

Some of the walls have been hidden by ceramic tiling and this prevented close examination of the wall surfaces beneath. These finishes are likely to hide condensation, mould, and damp, as these are non-breathable and retain moisture until removed. Depending how long the finishes have been in place, this can seriously damage the plaster beneath, resulting in considerable repair or renewal so please bare this in mind during any proposed redecoration work.

The tiled surfaces, plasterboard lined walls and obstructed internal walls due to household furniture, fitted cupboards/wardrobes and built-in kitchen/bathroom fittings could not be tested with a moisture meter.

The fitted floor coverings throughout the property restricted our inspection of the floors.

The stored items limited our inspection of the internal areas.

Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection.



Restricted Inspection

E

Inside the property (continued)



Restricted Inspection

E

Inside the property (continued)



Restricted Inspection

Inside the property (continued)



Restricted Inspection

E1 Roof structure

1 2 3 NI

Not Inspected

NI

The roof space over the could not be inspected as the access hatch is located in another flat.

E2 Ceilings

The property has a mixture of older type lath and plaster and modern plaster ceilings. These have mainly painted finishes.

2

The front bedroom ceiling has been lined with heavy paper coverings and this restricted the inspection of the surfaces beneath, therefore we refer you to our comments in Limitations To Inspection.

REMEDIAL WORK

Lath/Plaster

The original lath and plaster finishes are particularly susceptible to vibration and disturbance such as from human activity above, installing new services pipework, fitting carpets, and from the general ageing of the plaster and loss of adhesion over time. These actions will typically cause the ceilings to crack in numerous areas and if not repaired or replaced, they can also sag, resulting in detached pieces of plasterwork falling onto occupants, presenting a health and safety risk as these can be quite heavy.

There is evidence of cracking to some of the lath/plaster ceilings and replacing these would be more beneficial, as patch repairs or re-skimming these types of ceilings is often difficult and tends to create more problems.

Inside the property (continued)

E2 Ceilings (continued)

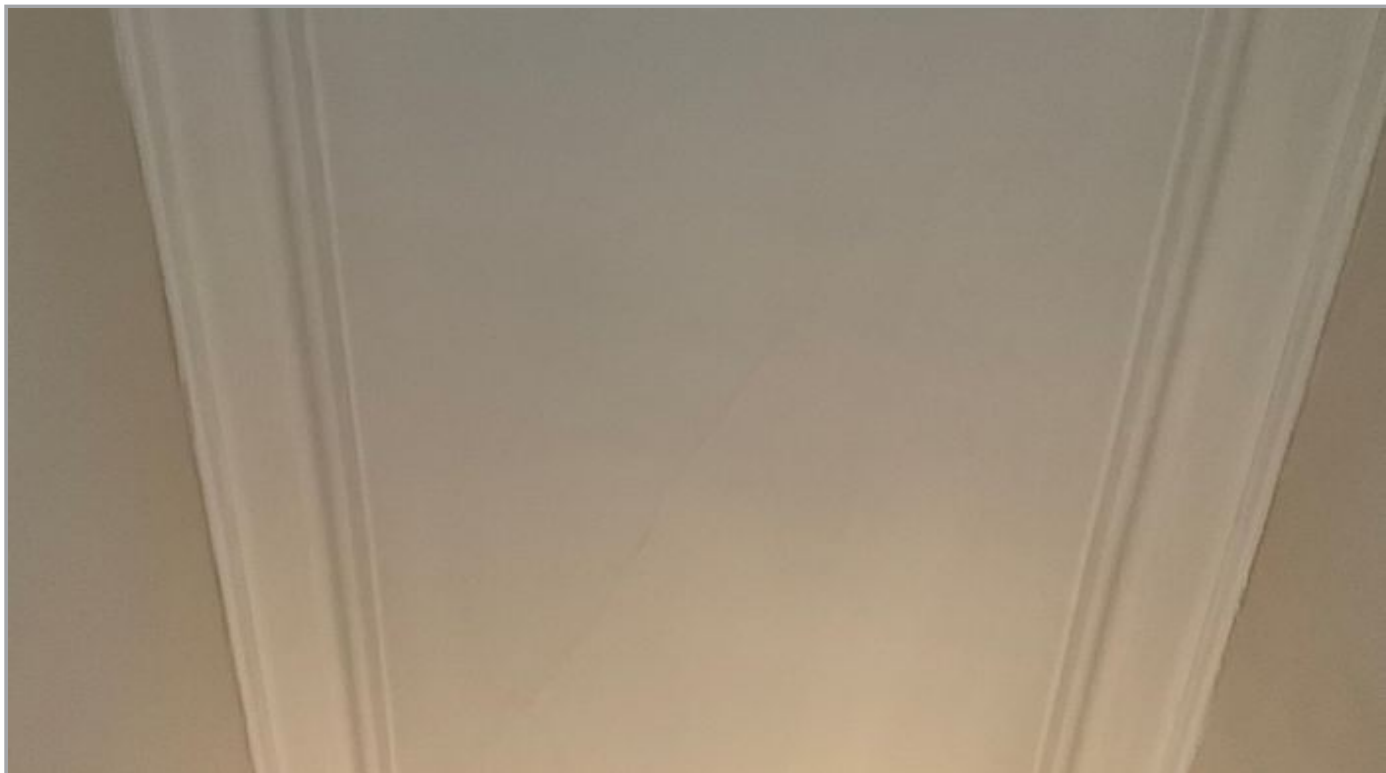
ADVISORY WORK

2

Common Cracking

Cracking in modern plastered ceilings is often from the following most common causes; from human activity on the flooring above, the installation of timber boarding/insulation to the roof space, the general ageing of the material/loss of adhesion over time, normal shrinkage of the material, and the slight movement between individual sheets of plasterboard.

This type of cracking is not considered serious or significant, and hairline cracks should be filled and refinished. If any cracking becomes deeper within the plaster or reopens, replacement or re-skimming will be necessary for better aesthetics and to help with the long-term saleability of the property in future resales.



Plaster/Lath

E

Inside the property (continued)



Plaster/Lath

E

Inside the property (continued)



Ceiling Covered - See Limitations To Inspection

Inside the property (continued)



Common Cracking

E3 Walls and partitions

The property has a mixture of solid masonry and older type timber framed internal walls. These have been mostly painted. 3

The kitchen and bathroom walls have been lined with tiling and this restricted inspection of the surfaces beneath, therefore we refer you to our comments in Limitations To Inspection.

FURTHER INVESTIGATION

Significant Damp

We noted numerous areas of high damp readings during our inspection, both visually and when using a damp meter, whilst checking the timber skirting boards to the hallway, front bedroom, rear bedroom, lounge, and kitchen. As the damp was not in an isolated area, we believe this is an indication that there is a serious damp problem to the subject property.

We can't confirm the exact cause or causes purely from a visual inspection alone, as there are likely to be multiple issues that require attention such as, a lack of an effective damp-proof membrane (DPM), plasterwork affected with salt contamination that draws moisture in from the surrounding air within the room, inadequate subfloor ventilation, and raised ground levels are some of the most common causes, although this is not an exhaustive list.

Damp and the problems associated with it are complex and multi-factorial, therefore a more intrusive inspection is required by a specialist to determine the exact causes, inspecting the full property due to the restrictions within our report, and opening up sections of it, where necessary. You will need to seek the homeowner's permission for this, should this be required.

Inside the property (continued)

E3 Walls and partitions (continued)

We recommend further investigation to the whole ground floor is carried out from an experienced, reputable, and suitably qualified Damp Surveyor, who can provide a full pre-purchase damp and timber report and advise on the most cost-effective solutions. Upon satisfactory completion of the remedial work, a long-term, insurance backed guarantee should be issued and this will be important for future resale purposes. 3

REMEDIAL WORK

Plasterboard Lining

Some of the walls have been plasterboard lined (known as dry lining) and this is where sheets of plasterboard are fixed to the internal walls with an adhesive, using the dot and dab method, or fixed directly onto thin timber battens. Both methods leave a small gap between the newly fixed plasterboards and inner wall surface.

In older properties, this is commonly used to hide damp problems and there was evidence of damp to the bathroom WC area, although we can't comment on the condition of the walls behind the dry lining as this would involve intrusive opening up work.

ADVISORY WORK

Common Cracking

Common cracking to internal walls often occurs due to doors slamming violently, loss of adhesion, and normal shrinkage of the plaster. This type of cracking is not considered serious or significant, therefore the cracks should be filled and refinished during normal redecoration.

If any cracking becomes deeper within the plaster or reopens, replacement or re-skimming will be necessary for better aesthetics and to help with the long-term saleability of the property in future resales.

LEGAL ADVISER

Alterations

Your legal adviser should check whether Local Authority completion certificates were obtained for the possible alteration work to the load-bearing wall to the separate WC within the bathroom offshoot, should these be necessary and we refer you to our comments in Section H. If no formal approval has been obtained or if any regulations have been breached, then costly improvements may well be needed. The area should not be used until it fully complies with all Building Regulation requirements.

If Regularisation Certification is requested from your legal adviser, then a Building Inspector from the Local Authority's Building Control Department will need to inspect the alteration work and provide a completion certificate when they are happy the work complies with statutory requirements. It should be noted that this process can take a long time, but it is extremely important for future resale purposes, and it will affect the subject property market valuation.

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Common Cracking

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Significant Damp

E

Inside the property (continued)



Wall Covered - See Limitations To Inspection

E

Inside the property (continued)



Wall Covered - See Limitations To Inspection

E

Inside the property (continued)



Plasterboard Lining

Inside the property (continued)



Significant Damp

E4 Floors

The ground floor is of suspended timber and solid concrete construction. Where visible, floors have a mixture of carpeted, ceramic tile, vinyl tile and modern timber laminate finishes. 3

Floor coverings restricted close examination of the floor surfaces.

FURTHER INVESTIGATION

Deleterious Materials

The property is of an age and type, where deleterious materials may have been used in the construction of any concrete floor slabs, or present in the subfloor hardcore fill these slabs are built on as protective damp-proof membranes (DPM's) were not universally used until the early 1970's. Where floors are of suspended timber construction, they may conceal the presence of a solid slab below the floor level.

Whilst we did not see any signs of floor heave, noticeable unevenness/sloping or associated structural movement during the survey, without a specialist test, we cannot rule out the presence of deleterious materials in the subfloor hardcore fill and it is these that can go on to cause sulphate attack, when they react with unprotected concrete flooring. DPM's are also extremely important in protecting against damp, in particular rising damp, which is often misdiagnosed. An effective DPM ensures damp doesn't rise from the ground through capillary action and saturate internal walls and flooring.

In many instances we expect the results of such further investigations to reveal that there are no or few deleterious materials. However, if such materials are present the cost of remedial works are significant, therefore despite the small risk we must advise further investigation as a precaution.

Inside the property (continued)

E4 Floors (continued)

You are advised to obtain a site investigation specialist bore hole survey to establish the nature and condition of the subfloor hardcore fill, to ensure that it is not likely to be problematic and to determine whether there is an effective DPM installed. This investigation should be carried out by an experienced and suitably qualified Structural Engineer. 3

REMEDIAL WORK

Springy Flooring

To the hallway, front bedroom, and rear bedroom, an isolated area of flooring was excessively springy and deflects underfoot (See Photo), when performing a simple heel drop test. We suspect the floor here has either been weakened by timber infestation/rot or is inadequately supported.

Due to the fitted floor covering we were restricted, therefore a more intrusive inspection should be carried out by a reputable building or joinery contractor to ascertain the exact cause of the springiness and advise on any necessary remedial work.

We believe this has likely been caused from the issues relating to the damp, as mentioned in Section E3. As further investigation may involve opening up sections of flooring, you will need the property owners permission.

Inadequate Ventilation

As the subfloor ventilation is inadequate to the ground floor, the quality of the support to the suspended timber flooring in the vicinity is suspect. This will leave the floors vulnerable to rot and timber infestation, therefore we refer you to our comments in Section D4 for more detailed information and the necessary remedial work.



Springy Flooring Hallway

E

Inside the property (continued)



Springy Flooring Front Bedroom

E

Inside the property (continued)



Springy Flooring Rear Bedroom

E

Inside the property (continued)



Deleterious Materials

E

Inside the property (continued)



Deleterious Materials

Inside the property (continued)



Deleterious Materials

E5 Fireplaces, chimney breasts and flues

The property has two brick fireplaces.

2

ADVISORY WORK

Inadequate Ventilation

The chimney breast to the lounge has no ventilation vent. This should be installed to allow for better airflow and help prevent defects in relation to condensation, damp, and rot occurring to internal areas within the property, particularly to the base of the chimney and to nearby timber construction in the vicinity, such as skirting and flooring.

Inside the property (continued)



Inadequate Ventilation

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

The built-in fittings are considered to be serviceable by modern standards. We have not carried out any tests and therefore we can't report on whether they are fully functional. Much of the service pipework runs behind the fitted units, so it can't be clearly observed for visual inspection. Although still serviceable, you should consider replacing the existing suite, if it is within your budget to do so. 2

Once refurbished/updated to a modern standard, you can expect to add value to the property, as this would improve its saleability and future resale prospects. Should you decide to keep the kitchen as it is, then it should be regularly inspected and maintained, until it is modernised.

ADVISORY WORK

Inadequate Ventilation

A mechanical extractor fan should be installed in the kitchen as there is currently no effective way to remove excessive water vapour from cooking. This will result in condensation and mould forming on cold surfaces, such as to ceilings, walls, window casements, and fitted units.

This is a very common problem and is best controlled when heating and ventilation is carefully monitored and balanced. We refer you to our comments in Section E9 for more detailed information on how to control condensation and mould effectively.

E7 Woodwork (e.g. staircase and joinery)

The property has timber doors, skirting boards, and dado rail. 3

HEALTH AND SAFETY

Safety Glass

Inside the property (continued)

E7 Woodwork (e.g. staircase and joinery) (continued)

Some of the internal doors contain glass, which does not have a British Standard safety rating. We advise you replace the affected doors for the improved health and safety of any occupants. This is a risk to persons, and we refer you to our comments in Section I. 3

ADVISORY WORK

Redecoration/Modernisation

There is general wear and tear to the internal decorations and we would consider the decor to be average/dated. The property would benefit from redecoration, as part of modernisation work that should be carried out to improve future saleability and property value.

This would usually consist of repainting, re-plastering, re-skimming, and/or re-papering damaged or dated internal walls, along with upgrading/replacing the fitted skirting boards, internal doors, and floor coverings.



Safety Glass

E8 Bathroom fittings

The sanitary fittings are considered to be of a modern specification. However, we have not carried out any tests on the fittings or servicing pipework, therefore we can't report on their operation or serviceability. The fittings and service pipework should be regularly inspected and maintained. 1

Extractor Maintenance

Inside the property (continued)

E8 Bathroom fittings (continued)

To continue working effectively at removing excess water vapour in the air and help prevent condensation/mould build-up to surfaces, the existing mechanical extractor fan in the bathroom should be regularly cleaned and maintained, to ensure full effectiveness. We refer you to our comments in Section E9 on condensation/mould and how to better control it within the home. 1



Extractor Maintenance

E9 Other

MAINS ALARMS

During our inspection, we did locate some alarms and we have assumed these are battery powered smoke/fire and carbon monoxide alarms at the property as there was no vendor present during our inspection to confirm otherwise. 3

It would be prudent to install mains powered smoke/fire, security, and carbon monoxide alarms. These improvements should be carried out soon for the health and safety of any occupants and the protection of the building. Once installed, these should be regularly inspected and maintained. This is a risk to the building and to persons, and we refer you to our comments in Section I.

CONDENSATION/MOULD

This property will suffer from condensation and mould when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient, then condensation will occur. This usually results in black staining and mould forming on colder surfaces, such as those found around windows and doors, behind furniture, within wardrobes/cupboards, and other areas where there is poor heating and ventilation. The situation can be exacerbated by the amount of normal day-to-day activities, which produce excessive amounts of water into the atmosphere, such as drying clothes indoors.

Inside the property (continued)

E9 Other (continued)

Seasonal climate conditions, such as in the winter and periods when the property is left unoccupied, will all increase the risk of condensation and mould. To reduce this, you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation, together with improving the fabric of the building, will stop condensation and mould occurring or at least minimise its impact on any occupants and the property. 3



Assumed Battery

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

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Limitations to inspection

None.

F1 Electricity



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

The meter and consumer unit can be found in the cupboard in the hallway. The consumer unit contains RCDs (residual current devices) and MCBs (Miniature Circuit Breakers) to protect users should there be a defect with the installation. **3**

We do not know if there is a current test certificate for the electrical installation. The electrical installation appears satisfactory with no obvious visual defects, but much is hidden from view. As such systems require specialist knowledge, we cannot comment on its serviceability or safety. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.nieic.com/) or with the Electrical Contractors Association, (www.eca.co.uk) to inspect and test the electrical installation and report to you before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

LEGAL ADVISER

Test Certification

Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

Services (continued)



Electric Meter/Consumer Unit

F2 Gas/oil

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.

Natural gas is connected and the meter and stopcock are located in the cupboard in the hallway.

3

We do not know of any current test certificate for the gas installation. The installation appears in fair order with no significant defects evident. However, as much is hidden from view and as such systems require specialist knowledge, we are unable to advise on its serviceability or safety. Such defects are a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person to inspect the installation before exchange of contracts as there is no current test certificate for the system. We refer you to the page in this report entitled 'What to do now'.

LEGAL ADVISER

Test Certification

Your legal adviser should check the validity of any test certification for the installation, and we refer you to Section H. The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

F

Services (continued)



Gas Meter

F3 Water

The property is connected to the mains supply. The outside stopcock is in the rear lane. The internal stopcock is under the kitchen sink. The cold water pipework internally, where visible, is in copper. 2

Where visible the cold water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components.

ADVISORY WORK

Vacant Property

As the property is vacant and appears to have been empty for some time, we recommend all the pipework and fittings serving the kitchen/bathroom suites are inspected to check their serviceability and repair/replace, where applicable.

F

Services (continued)



Stopcock

Services (continued)



Stopcock

F4 Heating

Central heating and hot water is provided by a gas condensing boiler, which is located in the kitchen. The central heating pipes, where visible, are in copper. 3

We do not know of any current test certificate for the boiler or heating system.

No obvious defects were seen but we have only carried out a visual inspection of the system and therefore cannot comment in detail on its working condition. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask a gas safe registered engineer to inspect and report on the boiler and heating system as there is no evidence of an installation inspection in the last 12 months this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

LEGAL ADVISER

Service Information

Your legal adviser should check the validity of any service information and/or test certification for the boiler and heating system and we would refer you to section H. If there has been no inspection or test within the last 12 months, then an inspection and service/safety test of all heating appliances must be carried out before use.

Regulatory Approval

F

Services (continued)

F4 Heating (continued)

The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competences. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H. 3



Gas Boiler

F5 Water heating

Hot water is provided direct by the central heating boiler, which can be found in the kitchen. The hot water pipes, where visible, are in copper. 3

As mentioned in F4: Heating, we are not aware of any current test certificate for the boiler.

Where visible the hot water installation appeared satisfactory with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability or safety of any of its components. This is a risk to the building and to persons, and we refer you to our comments in section I.

You should ask an appropriate person as mentioned before to inspect and report on the boiler as there is no evidence of an installation inspection in the last 12 months. This should be done before exchange of contracts, and you should follow the advice in the 'What to do now' page in this report.

LEGAL ADVISER

Service Information

Services (continued)

F5 Water heating (continued)

Your legal adviser should check the validity of any service information, test certificate and any guarantees for the boiler. If there has been no inspection or test within the last 12 months, then an inspection and service/safety test of all water heating appliances must be carried out before use. 3

F6 Drainage

The property is assumed to be connected to the public sewer. The above ground drainage pipes are plastic. Without extensive exposure work, we cannot confirm the type or layout of the underground drainage system and cannot comment on serviceability as most of it is hidden from view. 1

Where access could be obtained, the above ground surface water system was found to be clear and free from any serious blockage. However, we cannot comment on serviceability as most of the drainage system is hidden from view.

All drainage that is easily accessible, such as drainage gullies, should be inspected and cleaned periodically, with plastic covers properly secured in place to prevent blockages, where necessary.



Open Gully

F

Services (continued)



Open Gully

F7 Common services

None.

G

Grounds (including shared areas for flats)

Grounds (including shared areas for flats)

Limitations to inspection

None.

G1 Garage

1 2 3 NI

None.

G2 Permanent Outbuildings and Other Structures

There is an outbuilding to the rear of the property. It is built of brick and has a felt covered concrete slab roof.

2

The outbuilding is satisfactory for its use and no significant repair work was noted during our inspection. However, it should be regularly inspected and maintained accordingly.

FURTHER INVESTIGATION

Deleterious Materials

We refer you to our comments in Section E4: Floors in respect of the need for further investigation into the solid concrete floors to the property and to establish if there is adequate protection against damp and possible sulphate attack.



Deleterious Materials - See Section E4

Grounds (including shared areas for flats) (continued)

G3 Other

The boundaries of the property are defined by brick walls.

2

ADVISORY WORK

Pointing/Spalling

The mortar between the masonry (called pointing) to the boundary walls to the rear has started to erode from seasonal weathering and requires repointing. As walls rely upon the quality of the external pointing and masonry surfaces for their weatherproofing and structural integrity, these should always be well maintained and repointed accordingly.

A number of the bricks have also started to deteriorate and fall apart (called spalling), and the affected bricks will need to be replaced. Spalling occurs when wind driven rain penetrates into openings, freezes, and expands. This action is exacerbated by the repeated freeze/thaw cycles. As walls rely upon the quality of the external pointing and masonry surfaces for their weatherproofing and structural integrity, these should always be well maintained and repointed accordingly.

LEGAL ADVISER

Property Boundaries

Your legal adviser should make further enquiries and advise you on the ownership, obligations for maintenance, extent, and position of the property's boundaries. We refer you to our comments in Section H.

Repairing Obligations

Your legal adviser should check for any repairing obligations for the shared access/common areas of the property. We refer you to our recommendations in Section H.

G

Grounds (including shared areas for flats) (continued)



Pointing/Spalling

G

Grounds (including shared areas for flats) (continued)



Pointing/Spalling

G

Grounds (including shared areas for flats) (continued)



Pointing/Spalling

G

Grounds (including shared areas for flats) (continued)



Pointing/Spalling

G

Grounds (including shared areas for flats) (continued)



Pointing/Spalling

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- Possible alteration to the separate WC internal wall within the bathroom
- The double glazing installation
- The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The double glazing installation
- The boiler
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

- Also confirm confirm the ground rent liable and any onerous increases which should be referred back to the Surveyor.
- Make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations. We strongly recommend that a mining report is obtained for the property
- Confirm if there are any current or future repairs which are planned and explain your liability as a lessee for the repair and maintenance of the common areas. Records of any fire safety risk assessment and electrical test of the common parts should also be obtained and reviewed. Your legal adviser should also discuss with you any possible restrictions on the use of the property
- Make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries
- The owner of the neighbouring properties may have a number of legal rights over the shared chimney stacks, concerning repairs/maintenance work. You should ask your legal adviser to confirm this and explain the implications
- Your legal adviser should make further enquiries and advise you on the implications of any repairing liabilities with regards to the installation of bonding guttering
- Your legal adviser should make further enquiries and advise you on the implications of any repairing obligations with regards to shared access/common areas
- Confirmation should be obtained that the property is leasehold with the remaining term of 982 years as the lease has not been seen. If the remaining lease term is found to be less than 85 years, this should be referred back to the Surveyor as the valuation may be affected.
- Also confirm that there is no maintenance or service charge.
- Also explain the information set out in the Annex on Leasehold Properties which is attached to this report.

It is assumed for the purposes of this report that:

- The lease does not contain any unreasonably costly or unusual obligations such as event clauses and uncapped estate charges. This should be verified by your Legal Adviser. If found not to be the case, details should be referred to the Surveyor as the valuation may be affected.

Risks

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

Risks

I1 Risks to the building

E9: Other - inadequate fire protection

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

F5: Water Heating - no current test certificate - boiler

I2 Risks to the grounds

None

I3 Risks to people

E7: Woodwork - possible unsafe glazing

E9: Other - inadequate fire precautions, missing fire/smoke alarms & missing carbon monoxide alarms

F1: Electricity - no current test certificate

F2: Gas/Oil - no current test certificate

F4: Heating - no current test certificate - boiler

F5: Water Heating - no current test certificate - boiler

I4 Other

None

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

5609373

Qualifications

AssocRICS

Company

S Jones Surveying Ltd

Address

1 Welford Avenue, Newcastle Upon Tyne, Tyne & Wear, NE3 3UX

Phone number

07732 963624

Fax number**Email**

info@sjonessurveying.co.uk

Website<http://www.sjonessurveying.co.uk/>**Property address****Client's name****Date this report was produced**

30 August 2023

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

Signature

Electronically Signed By: Steven Jones

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

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

Energy

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

Issues for legal advisors

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.



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

Complaints handling procedure

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

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Typical house diagram

RICS disclaimer

! You should know...

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

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

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other woodwork and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are moving furniture, particularly with timber floors
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices ones a year
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear there as necessary. Keep gullies free from debris

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.

Leasehold properties advice

The advice contained here is for both current and prospective owners of leasehold properties.

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease.

Other than in Scotland, most flats and maisonettes and some houses are leasehold

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

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

Unless the report says otherwise, the surveyor will assume that all the terms of the lease which might have an effect on the value are standard and that only a small ground rent is payable.

The surveyor assumes that:

- if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
- if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
- all the leases are the same in all important respects if there is more than one leaseholder;
- you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
- there is no current dispute, claim or lawsuit relating to the lease;
- the lease has no particularly troublesome or unusual restrictions;
- the unexpired term of the lease is 85 years (that is, the lease has at least 85 years still to run); and
- the property is fully insured.

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

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

- Are the other flats occupied by owners or short-term (Assured Shorthold Tenancy) tenants?
- Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
- Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with: - general cleaning - maintaining and repairing the shared parts; - repairs to the main structure; - shared heating systems; and - repairing and maintaining lifts
- How much is the ground rent?
- How much was the last paid maintenance or service charge and what period did it cover?
- Are the service charge accounts satisfactory and up to date?
- Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
- Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for: - any lifts; - the fire escapes and fire alarms; - the security systems; - any shared water and heating systems; and - other shared facilities
- Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
- Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area.
- Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- Are there any unusual restrictions on the sale of the property?

The majority of the above questions are contained within a document called the LPE1. This is a questionnaire usually sent from your legal adviser to the seller's legal adviser. The seller and/or the managing agent will complete the LPE1 and send it back to your legal adviser who will discuss it with you.

If the property is a leasehold house, it may still share responsibilities with other building owners, and so may involve management companies, service charges, etc. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated)

Your surveyor may also be able to advise you on extending the lease of your flat or house