



LEVEL 3

Your survey report

Property address

74 Kenlor Road
London
SW17 0DF

Client's name

Mr. xxxx

Inspection Date

2nd September 2024

Surveyor's RICS number

6851858

3

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 30th August 2024 for a full list of exclusions.

About the inspection

Surveyor's name

Daniel Jombla BSc (Hons), AssocRICS, MIPWS.

Surveyor's RICS number

6851858

Company name

ARK Surveyors Limited

Date of the inspection

2nd September 2024

Report reference number

AS/BS/DJ/SW17 SW17 0DF

Related party disclosure

There are no related party matters or conflicts of interest to disclose, and we have no links with this transaction.

Full address and postcode of the property

74 Kenlor Road
London
SW17 0DF

Weather conditions when the inspection took place

During the inspection, the weather was dry, and this followed a period of dry weather.

Status of the property when the inspection took place

At the time of inspection, the property was occupied and fully furnished with fixed and fitted floor covering to all rooms.

We understand that the tenure is freehold and that the property is to be sold with the benefit of vacant possession. Your legal adviser must confirm details of the freehold prior to a legal commitment to purchase.

B

Overall opinion

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

Important note

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

B

Condition ratings

Overall opinion of property

We are pleased to advise you that in our opinion this property is, on the whole, a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported and further structural engineers investigations required.

These deficiencies are quite common in properties of this age and type. Provided the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty on resale. You must obtain estimates to ensure that the costs involved are acceptable to you.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



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
D4	Main walls
D5	Windows
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage

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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
D3	Rainwater pipes and gutters
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E4	Floors
E5	Fireplaces, chimney breasts and flues
E9	Other
G2	Permanent outbuildings and other structures

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
E7	Woodwork (for example, staircase joinery)

NI

Elements not inspected

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

Element no.	Element name
D9	Other
F7	Common services
G1	Garage
G3	Other

Further Investigations

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

D1: Further leak investigations, cap chimney pots/general repairs and maintenance required.

D2: Further roof/leak investigations/general repairs and maintenance are required.

D4: Damp Arrange for a PCA registered contractor to inspect the whole property and make recommendations for dealing with rising/penetrating damp in the property/further structural engineers investigations and repairs required.

D5: Further leak investigations/general repairs and maintenance are required.

D7: Replace conservatory/further leak/damp investigations/general repairs and maintenance are required.

E1: Further leak investigations/general repairs and maintenance are required.

E2: Further leak investigations/general repairs and maintenance are required.

E3: Further investigations/general repairs and maintenance are now required.

E6: Further specialist damp investigation/general repairs and maintenance required.

E8: Further leak investigation/general repairs and maintenance required.

F1: Investigate and test the electrical installation by an NICEIC registered electrician and obtain quotations for any remedial or upgrading works.

F2, F3, F4, F5, F6: Arrange for a check and test of the gas installation, gas appliances, and the central heating system by a Gas Safe registered engineer and a drain expert.

Arrange for a tree surgeon or a registered arbori-culturalist to inspect the trees which we assess to be too close to the property. They should provide recommendations for the management of the trees, so they do not threaten the stability of the subject property and surrounding areas. They should also provide a quotation for carrying out the necessary works.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property comprises a two-storey terrace house.

Approximate year the property was built

Based on our knowledge of the area and housing styles, we think the property was approximately built in the 1930's.

Approximate year the property was extended

The property has been extended to the rear/side in the past and we can not confirm when this was carried out. It has been assumed that all necessary local authority consents and approval are in place. your legal Adviser should confirm this.

Your legal advisor should make enquires regarding any Planning Permission(s) and/or Building Regulations completion certificate(s) for any alteration or extension works that may have been carried out at the property, and any guarantees, warranties or Professional Consultants Certificate(s) (PCCs) that may be available relating to the same. Note, if there are no guarantees, warranties or PCCs available for works carried out, you must accept the risk of possible hidden building defects existing, which may not be apparent during a visual inspection.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

N/A

Construction

The property was built using traditional materials and techniques. The roof is of a pitched design and covered with we assume replacement slates. The main external walls are of solid brickwork construction and partly rendered with coated and painted finishes. . Internal walls are of solid and stud wall partitions. The floor is of suspended timber construction to the ground and first floors. The windows are a combination of replacement UPVC double glazed units and single glazed timber frame units.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
First		3							
Ground	1		1		1		1	1	Under-stairs cupboard.

Means of escape

As the property is a two-storey building, no special fire escape provisions are required.

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

All doors should be kept closed at night to ensure that the escape route is protected from fire in order to minimise the risk of sleeping occupants. Further advice can be obtained from the local fire and rescue service.

C

Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

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

Energy efficiency rating

Current D-66 Potential C-79

Issues relating to the energy efficiency rating

N/A

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)

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

Other energy matters

N/A

Location and facilities

Grounds

The property is set on a residential road on an even topography. There is a front drive and a private enclosed reasonably sized rear garden.

Location

The building is located within an established residential area within reasonable proximity of all usual local amenities.

Facilities

All usual facilities and amenities are reasonably at hand.

Local environment

According to the Geological Survey Map of this area, the soil in this area is referred to as London Clay Formation - Clay, silt and sand.

There is always a concern with properties situated on shrinkable subsoils such as this as they can be prone to ground-related structural movement. This is due to volumetric changes in the bearing soil, which is affected by seasonal conditions such as rainfall, long dry summers, and water extraction from trees. It is important that you ensure that a building insurance policy remains in force, to cover the property for the risk of ground-related structural movement.

According to the Environment Agency Flood Risk database, the property is in a location where there is a very medium risk of flooding.

The information obtained from the Public Health England, the Government-run database, indicates that there is a need for radon protective measures.

This type of report is not property specific and may not particularly relate to your property. An enhanced search would be our recommendation.

Other local factors

We are not aware of any road schemes, statutory proposals, or any private developments of any nature that would adversely affect the value or the use and enjoyment of the property. However, we do advise that before you exchange contracts that you call at the local planning office and ask to see the current planning proposals for the immediate area.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Many parts of a building such as foundations and subfloor areas are concealed during the inspection. We have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

It was not raining at the time of inspection and there may be leaks or defects which can only become apparent during periods of heavy rain.

In preparing this report we may rely on information provided by the client prior to our inspection although we will not authenticate the details of any information provided.

Not every area has been inspected in detail. Our inspection of all areas cannot confirm the presence of every or all defect within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of defects which may become evident in the future. Our findings are therefore limited accordingly.



D1 Chimney stacks

There are we assume two brick chimney stacks on this property. The chimney stacks are weathered, commensurate with age. The chimney stacks are assume to be shared with the other properties, and if you intend to carry out any work to the chimney breast, for example, removing the chimney breast, all adjoining properties must be informed before you commence any work.

3

The mortar pointing is in reasonable condition to type and age. However, some distortions were observed in the brickwork of the stack, probably due to an old standing sulphate attack causing softening and expansion to the mortar joints.

The waterproofing around the base of the chimneys at the roof level, known as flashings, is dressed in lead. These appear in reasonable condition to type and age. However, the presence of leak staining on the chimney breast within the roof space would suggest that there are defects at present, probably caused by defects to the flashing/roof, and we recommend further leak investigations and repairs before committing to purchase. Such elements will require continued and increased future maintenance.

This area is exposed to the elements and should be regularly checked. At the same time, it would be wise to check the condition of masonry, chimney pots, flaunching, and flashing.

Chimney terminals at the top of the stack are in reasonable condition; wear and tear were noted, and regular maintenance will be required. Chimney stacks are particularly exposed to the weather, so regular maintenance must be carried out to ensure their stability and weather tightness.

The chimney pots have not been capped to protect against rain penetration, and it is recommended that air bricks be provided on the sides of the chimney stack to ventilate the redundant flues.

TV Ariel is attached to the chimney stack, which appears to be in reasonable condition. This should

be regularly maintained every six months.

Condition rating 3: Further leak investigations, cap chimney pots/general repairs and maintenance required.



Photo - 2



Photo - 3



Photo - 4

D2 Roof Coverings

Main Roof:

3

The main roof covering is a pitched design, covered with we assume replacement slates that appeared in average condition to type and age. Replacement work would have required local authority consents and approvals and your legal advisers should verify and confirm whether these are in place. We observed possible slipped/defective slates and mortar pointing on some of the ridge tiles are beginning to erode. We recommend repairs to prevent water ingress, timber decay and dampness. The roof structure is generally performing its function, though further roof and leak investigations and repairs will be required before committing to purchase. Slight deflection was noted probably caused by constructional inaccuracies and within the limitation imposed, long-term monitoring would be required.

There is a Skylight window/vents on the roof surface. This appeared in average condition. This area is a potential weak area for water penetration and should be regularly checked. The presence of leak staining on and around the skylight window would suggest that there are defects at present

time. We recommend further leak/roof investigations and repairs before committing to purchase.

The abutment between the roof and parapet wall is dressed in lead that appear in average condition and and regular maintenance/repairs will be required to prevent water ingress, timber decay and dampness.

The waterproofing around the base of the chimneys at the roof level, known as flashings, is dressed in lead. These appeared in reasonable condition to type and age. However, the presence of leak staining on the chimney breast within the roof space would suggest that there are defects at present, probably caused by defects to the flashing/roof, and we recommend further leak investigations and repairs before committing to purchase. Such elements will require continued and increased future maintenance.

Front Lean Roof:

The roof covering is of a slope design covered with slates. These are in average condition. The abutment between the roof and wall surfaces is dressed in lead. We observed defects/cracking on the mortar pointing around the flashing and recommend repairs to prevent water ingress, timber decay and dampness.

Rear Lean Roof:

The roof is of a slope design, covered with slates that appear in average condition to type and age. Our visibility to this roof was limited due to height and configuration and our findings are limited accordingly. There is a Skylight window on the flat roof. This appears in reasonable condition. This area is a potential weak area for water penetration and should be regularly checked.

Rear Extension Roof:

The roof covering over the extension is of flat design, and we assume it is covered with mineral felt.

Flat-felt roof coverings have a comparatively short life and will require regular maintenance checks. Even though the general condition of the felt appears reasonable to type and age from were seen with limited visibility, repairs/replacement must be expected in the future. It is difficult to predict when this will be required as felt roofs can break down with little warning, even when visually appealing sound. The presence of adhesive tapping on the side would suggest that there are defects at present timber and we recommend repairs to prevent water ingress, timber decay and dampness. It is possible that there may be leak staining/defects to the ceiling and the investigations should be extended to these areas.

Conservatory Roof:

The roof covering comprises lightweight construction and care should be taken when gaining access for maintenance. The polycarbonate sheet roofing, together with its seals, will deteriorate and should only be regarded as a short-lived form of roof, prone to problems of leakage and condensation. We noted defects/missing sheets and we are of the opinion that the roof has come to the end of its useful life and you are advised to plan or budget for its replacement. Evidence of leak staining was noted within the conservatory, and further leak investigations and repairs will be required. The roof should be replaced/recovered in accordance with current regulations.

We noted evidence of significant leak staining, timber decay/defects to the underside of the conservatory roof, indicating that the roof is defective, with patches/repairs noted on the surfaces. Further leak roof and leak investigations and repairs are required prior to commitment to purchase.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. Unless specifically noted within the report, we are not commenting in any general sense on the risk of all possible sources of leaks that may become evident in the future. Our findings are, therefore, limited accordingly.

Moss accumulates on the roof surfaces. It increases water retention and tile deterioration and, when dislodged, can block rainwater gutters. Moss should be carefully removed to prevent damage to the roof coverings.

Due to the height and configuration of the building, it was not possible to inspect all sections of the roof. We are therefore unable to comment on the condition of unseen areas. We cannot accept any responsibility for any defect that would have been apparent to us only if we had been able to inspect these parts of the property/roof freely.

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

Condition rating 3: Further roof/leak investigations/general repairs and maintenance are required.



Photo - 5



Photo - 6



Photo - 7



Photo - 8 Possible slipped/defective slates noted.



Photo - 9



Photo - 10



Photo - 11



Photo - 12 Defects noted



Photo - 13



Photo - 14



Photo - 15



Photo - 16



Photo - 17



Photo - 18

D3 Rainwater pipes and gutters

It was not raining at the time of inspection, and there may be leaks or defects, which can only become apparent during periods of heavy rain.

2

Rainwater goods are comprised mainly of PVC/cast-iron sections/rainwater goods, downpipes, gully, and gutters. The downpipes appear in reasonable condition, though we observed defects to the rainwater goods generally during our inspection.

The presence of any significant staining to fascia/soffit boards or superstructure, PVC/cast-iron sections/rainwater goods suggests there are defects/leakages at present. We recommend repairs to ensure that they are watertight. Regular inspection and maintenance will be required to ensure gutters remain weather-tight. This should be undertaken on an annual basis.

Gutters need regular maintenance and should be checked and cleaned out periodically to ensure they function correctly. Blocked and leaking gutters and downpipes can cause damp penetration and timber decay to the structure. Regular maintenance is, therefore, essential to reduce this risk.

Drainage gullies should be cleaned and maintained on a regular basis to minimise the risk of blockage and as a precaution all surface water gullies and drainage trenches within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise

under simulated storm conditions.

The cast iron soil pipe/down-pipe/rainwater goods are rusting and have not been painted/maintained. Cast iron depends, for its longevity, on being painted regularly. So, we would like to recommend repairs. If the rusting causes water leakage, soil matter and wastewater leaking into the subject property's rear garden would be unpleasant and a health hazard.

To safely maintain the rainwater pipes and gutters, contractors must use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.

Condition rating 2. Repair leaking PVC/cast-iron sections/rainwater goods/general repairs and maintenance required.

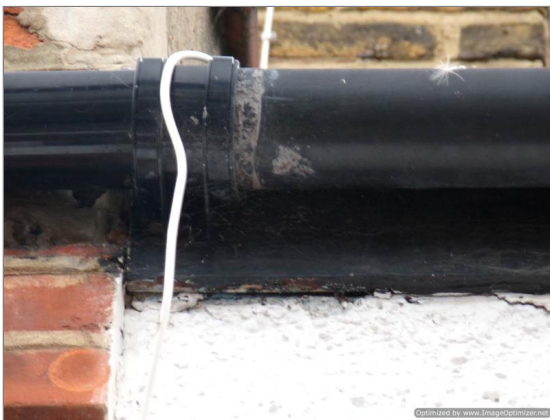


Photo - 19 Staining on the rain water goods.



Photo - 20 Defective rainwater goods



Photo - 21



Photo - 22 Defects noted



Photo - 23



Photo - 24



Photo - 25 Rusty and defective soil and vent pipe

D4 Main walls

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

3

However, there is evidence of repointing generally noted on the external walls which may be concealing past movement. We saw no evidence to suggest an ongoing problem, but your legal adviser should make further formal enquiries in relation to these repairs and whether any claims for subsidence have been made in the past.

In a property of this age, the foundations to the main superstructure are likely to be positioned at a shallower depth than would be required by present-day standards. Reduced foundational depths increase the susceptibility to super-structural disturbance due to seasonal subsoil moisture fluctuations.

The external walls are of solid brickwork construction to all elevations and are partly rendered. Some distortions, spalled bricks, cracks/defects on brickwork/wall, damp patched on rendered wall surfaces and weathering were noted. The cracks should be filled to prevent water penetration. Part

of the wall surfaces have been rendered with coated and painted finishes.

The rendered walls may obscure defects such as movement cracks and defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey, and therefore, the risk of defects existing must be accepted.

Rendering is vulnerable to shrinkage which can cause cracks to appear. Cracking will lead to damp penetration problems and to loosening of the render. The rendering should, therefore, be checked over in detail and all necessary repairs should be carried out. We recommend that this work should be done in the near future by an experienced contractor.

The rendered external wall surfaces to the rear have been painted. Painting of external wall surfaces can increase the risk of dampness and frost damage. This is because rainwater can find its way through tiny cracks in the paint to saturate the wall but it is then prevented from freely evaporating into the atmosphere by the paint film, which acts as a cloak for entrapped moisture. High levels of internal humidity can also lead to a build-up of entrapped moisture in painted external walls, increasing the risk of spalling in the brickwork. As the external surfaces have been painted, there will be an ongoing decoration/maintenance burden in the future.

We noticed possible spalled/defective bricks at the front elevation wall and these should be replaced. Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, thus exposing the softer inner core.

Evidence of possible leak staining was noted on some of the rear wall surfaces probably caused by leakage from the roof/defective rainwater goods/other. Though some of the surfaces were dry, it should be noted that it was not raining at the time of our inspection and there may be leaks or defects which can only become apparent during periods of heavy rain. Further action/investigation is now recommended. Your legal advisers should make further enquiries with the vendors in respect of the staining and confirm whether any valid guarantees still exist for repair work that may have been undertaken.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks which may become evident in the future. Our findings are therefore limited accordingly.

Testing internally with the aid of a conductance-type moisture meter indicated evidence of penetrating dampness in the bedrooms and landing. Evidence of rising and penetrating dampness was also recorded in the reception, kitchen hallway and conservatory.

It should be noted that location of where damp meter readings are taken would not normally form part of the Report. Further investigation by a damp specialist will provide more detail, along with any recommendation for remedial treatment. It is important to note that any dampness noted to the internal walls could also have spread to any concealed timbers which may have been in contact with the dampness. The damp readings should be interpreted as percentages.

Damp testing was restricted in parts of the kitchen where fitted base units are located and the bathroom where walls are tiled. Treating damp in these areas can be difficult, expensive, and disruptive.

We recommend further investigation and remedial action by a damp and timber treatment contractor who is a member of PCA. You should obtain quotes before you commit to the purchase. It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness, we are only able to advise as to the condition of the property at

the time of inspection and with restrictions of inspection imposed.

Our inspection has been carried out to accessible and exposed areas available at the time of our survey in a non-destructive manner. We therefore cannot confirm the presence of any dampness to areas inaccessible at the time of our survey due to dry linings, built-in units, furniture, fixtures, or floor coverings. Unless otherwise noted we cannot confirm the presence of any existing damp proof membranes within solid floors.

We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of dampness which may become evident in the future. Our findings are therefore limited accordingly.

We would draw your attention to the close proximity of some trees to the rear, garden of the property. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations.

With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells. No significant detrimental effects to the property were noted to date although the trees should be regularly pruned and pollard to restrict future growth and minimise the risk of defects occurring.

Condition rating 3: Further specialist damp,leak, structural engineers investigations/general repairs and maintenance are now required.



Photo - 26



Photo - 27



Photo - 28



Photo - 29



Photo - 30 Possible leak stains noted



Photo - 31



Photo - 32



Photo - 33 Possible leak stains/defects noted



Photo - 34



Photo - 35



Photo - 36 Modern pointing



Photo - 37



Photo - 38



Photo - 39



Photo - 40 Possible damp patches noted on bedroom ceiling



Photo - 41 Evidence of a possible structural movement/defect

D5 Windows

Windows are a combination of replacement UPVC double glazed and we assume original single glazed timber frame units to the elevations of the property. Some of these are old but in serviceable condition.

3

Double Glazing:

As they continue to age, defects and misting to double glazing will be more pronounced and at that stage, the windows should be replaced. Your legal advisers should make further inquiries in relation to the guarantees and whether the double-glazed units were installed with local authority consents or by a member of FENSA. Please our comment in Section H2 Guarantees.

Where windows and doors have been replaced, we are unable to confirm whether adequate provision has been made to support the main structure above. Although no evidence of failure was noted, additional support may be required in the future.

The Government's Approved Document L1B (Conservation of Fuel and Power in Existing Dwellings) complementing the energy efficiency regulations, was issued in 2010 and revised in 2013. It extended the Building Regulations to cover replacement window and door installations from April 2002, from when all installers and buyers of replacement windows and doors are required to comply with improved energy efficiency requirements. One of the main drivers is the need to reduce heat loss in order to conform to more stringent energy efficiency targets. Glass products will be expected to have lower heat loss, measured by their "U" value.

Externally, there appears to be an adequate projection of the sills beyond the face of the walls. The junction between the window frames and the openings in the walls in which they are fitted are fairly sealed but this area should be regularly checked for a crack to prevent water ingress.

Single Glazed Units:

Windows are assumed to be of the original timber single glazed units to all elevations of the property. The windows are in average condition and the need to improve internal environmental comfort conditions may be a factor in your eventual decision as to whether or not to carry out replacements in double glazing. The windows have severely deetiolated and recommend replacement to the timer frame units.

Externally, there appear to be inadequate projection of the sills beyond the face of the walls. The junction between the window frames and the openings in the walls in which they are fitted are also properly sealed with some defects or repairs needed.

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

There are cracking to the junction between the window frames and the openings in the walls in which they are fitted. The crack should be filled and the area regularly checked for cracks to prevent water ingress. The decorative finishes are weathered with timber defect/chip/age-related marks noted and would recommend maintenance/repairs to prevent timber decay. We observed mold on the windows indicating inadequate ventilation. We recommend improved ventilation within the property to prevent this from getting worse.

Evidence of possible leak staining was noted on some of the windows probably caused by leakage from the window/defective sealants. Though some of the surfaces were dry, it should be noted that it was not raining at the time of our inspection and there may be leaks or defects which can only become apparent during periods of heavy rain. Further action/investigation is now recommended. Your legal advisers should make further enquiries with the vendors in respect of the staining and confirm whether any valid guarantees still exist for repair work that may have been undertaken.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks that may become evident in the future. Our findings are therefore limited accordingly.

Given the condition of some of the windows, you are advised to plan or budget for the replacement of the windows.

Condition rating 3: Further leak investigations/general repairs and maintenance are required.



Photo - 42



Photo - 43



Photo - 44



Photo - 45



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51



Photo - 52



Photo - 53 Leak stains noted



Photo - 54 Cracking/defective sealants noted



Photo - 55 Cracking/timber decay/defects on windows noted



Photo - 56 Defects noted



Photo - 57



Photo - 58



Photo - 59

D6 Outside doors (including patio doors)

The main entrance door is of timber construction with side screens. The door and frame are found to be in average condition at the time of our inspection with cracking/defects noted to the sides of the door and we recommend repairs. The doors leading to the conservatory/rear garden are of timber frame construction and appears in poor condition. Evidence of weathering/timber defects were noted and we recommend repairs.

2

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

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

Condition rating 2: General repairs and maintenance are now required.



Photo - 60



Photo - 61



Photo - 62



Photo - 63



Photo - 64



Photo - 65

D7 Conservatory and porches

There is a conservatory to the rear/side of the building. Conservatories are not required to be built to the same exacting standards as dwellings, and therefore, cannot be expected to function or last as well. The conservatory is old and replacement is recommended in the fullness of time.

3

The rear exit door from the timber-framed conservatory is timber-framed. Evidence of weathering and early onset of decay was noted to the door and replacement will be required. When the door is replaced, the decorative finish should be regularly maintained to prevent decay.

The roof covering comprises lightweight construction and care should be taken when gaining access for maintenance. The polycarbonate sheet roofing together with its seals will deteriorate and should only be regarded as a short-lived form of roof, prone to problems of leakage and condensation. Evidence of significant leak staining and dampness was recorded within the conservatory and further ;leak/damp investigations are now required.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks which may become evident in the future. Our findings are therefore limited accordingly.

Condition rating 3: Replace conservatory/further leak/damp investigations/general repairs and maintenance are required.



Photo - 66



Photo - 67

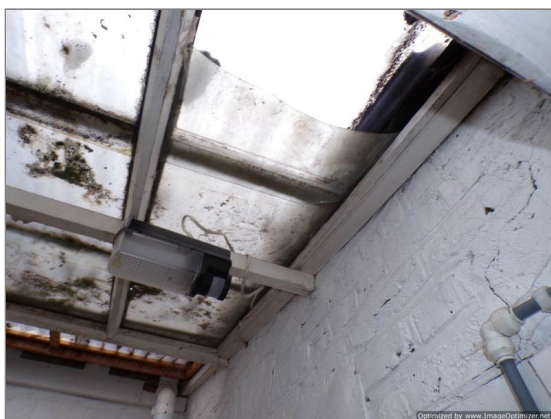


Photo - 68 Defects noted



Photo - 69



Photo - 70



Photo - 71

D8 Other joinery and finishes

Other joinery includes the woodwork at the eaves level (the edges of the roof where the guttering is fixed) soffit and fascias. The usual woodwork at the eaves level, in this case, comprises timber soffit and fascias. These are generally in reasonable condition with no sign of significant defect noted.

2

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

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

A representative sample of timber has been inspected and no serious defects were found, however, the possibility of concealed defects being present to inaccessible timbers can not be entirely ruled out.

The external decorations to any exposed timbers should be maintained to a good standard to reduce the risk of damage and timber decay. The external decoration is generally in reasonable condition. Notwithstanding, external decorations should be carried out as required, about every five years, to ensure that all surfaces are protected.

The decorative finishes to the fascia, soffit boards/external joinery are weathered with evidence of timber defects noted. We recommend repairs.

Condition rating 2: Repair external joinery/general repairs and maintenance required.



Photo - 72

D9 Other

No further comment.

Condition rating 4. Not inspected

NI

E

Inside the property

Inside the property

Limitations on the inspection

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

It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

The chimney flues have not been inspected and it is not possible to comment upon the adequacy of any linings.

The floor voids could not be inspected. The floorboards have not been lifted and no comment can be made regarding these covered areas.

It was not raining at the time of inspection and there may be leaks or defects which can only become apparent during periods of heavy rain.

Some of the internal walls are concealed by wall tiles, paper, shelves, stored items, furniture, and fittings. It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

Not every area has been inspected in detail. Our inspection of all areas cannot confirm the presence of every or all defect within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of defects which may become evident in the future. Our findings are therefore limited accordingly.



E1 Roof structure

Inspection of the roof space was carried out via the access hatch on the first-floor landing. We have not inspected parts of the property which were covered, unexposed or inaccessible, or not possible to inspect without removing fittings. We are unable to report that such parts are free from rot, wood-boring insect infestation, other pests, or defects. We cannot accept any responsibility for any defect which would have been apparent to us only if we had been able to inspect freely these parts of the property.

3

Our inspection of the roof timber was restricted due to timber boarding and insulation. It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

The main roof is of a traditional hipped, pitched design formed in cut timber, with slates generally in average condition. The roof structure is performing its function though further leak/roof investigations and repairs are required.

The roof is underlined. The underlining appears in reasonable condition, offering a secondary

barrier against wind-driven rain that gets through the tiles.

Insulation provided to the roof space is considered inadequate, and improvement is required. Current thinking on environmental comfort conditions usually recommends a thickness of insulation quilt within the roof space of between 270 mm and 300 mm.

There are signs of condensation noted to the roof timbers within the roof space at the time of our inspection and ventilation should be improved. It is inevitable that condensation will be encountered during the course of normal occupation. If not managed correctly condensation can lead to mold growth which can have adverse health effects.

No apparent evidence of any severe or active beetle infestation or related woodboring insects was observed. The roof space is intrinsically a dusty place, and such evidence may be concealed by dust and insulation. We also observed no examples of dry rot on the roof timbers; however, ventilation to the roof space should be maintained to prevent conditions favourable to rot. However, given the condition of the roof space we recommend further timber specialist investigations and repairs.

Evidence of water/leak staining was noted on the chimney breast/roof timbers probably caused by defective flashing/roof/other and repair will be required. A damp proof course may not have been provided to the stack and some attention is necessary.

Though some of the surfaces were dry, it should be noted that it was not raining at the time of our inspection and there may be leaks or defects which can only become apparent during periods of heavy rain. Further action/investigation is now recommended. Your legal advisers should make further enquiries with the vendors in respect of the staining and confirm whether any valid guarantees still exist for repair work that may have been undertaken.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks that may become evident in the future. Our findings are therefore limited accordingly.

Condition rating 3: Further leak investigations/general repairs and maintenance are required.



Photo - 73 Leak stains noted on chimney breast



Photo - 74 Inadequate insulation noted in this area



Photo - 75



Photo - 76



Photo - 77



Photo - 78



Photo - 79 Leak stains noted



Photo - 80

E2 Ceilings

The ceilings are made of plasterboard, finished in paint. These are in reasonable condition to type and age, with wear and tear discolouration noted in some areas.

3

Some of the ceilings were covered with other fittings, and these may have concealed defective ceilings when removed; defects may be noted, and you should budget for repairs.

No severe instability was evident. Cracks along the lines of plasterboard joints are not unusual.

These plasterboard ceilings can crack at the joints between the boards, and small areas of plaster can be dislodged by the nail fixings. These cracks are not structurally significant and can be filled when redecorating.

There is a Skylight window on the ceiling surfaces. This appears in poor condition. This area is a potential weak area for water penetration and should be regularly checked.

Evidence of leak staining was noted on and around the Skylight window/wall/ceiling surfaces probably caused by leakage from the roof/window/other. Some of these surfaces we assume were wet and causing damage, and Further action/investigations/repairs are now recommended. Your legal advisers should make further enquiries with the vendors regarding the staining and confirm whether any valid guarantees still exist for repair work that may have been undertaken.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. Unless specifically noted within the report, we are not commenting in any general sense on the risk of all possible sources of leaks that may become evident in the future. Our findings are, therefore, limited accordingly.

Condition rating 3: Further leak investigations/general repairs and maintenance are required.



Photo - 81



Photo - 82



Photo - 83



Photo - 84



Photo - 85 Leak stains/defects noted



Photo - 86



Photo - 87

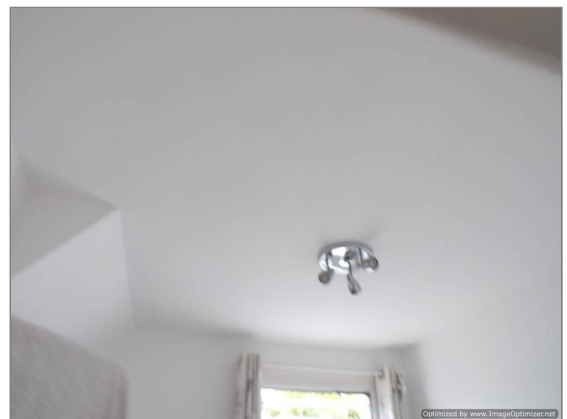


Photo - 88



Photo - 89



Photo - 90



Photo - 91



Photo - 92



Photo - 93



Photo - 94



Photo - 95



Photo - 96



Photo - 97



Photo - 98



Photo - 99

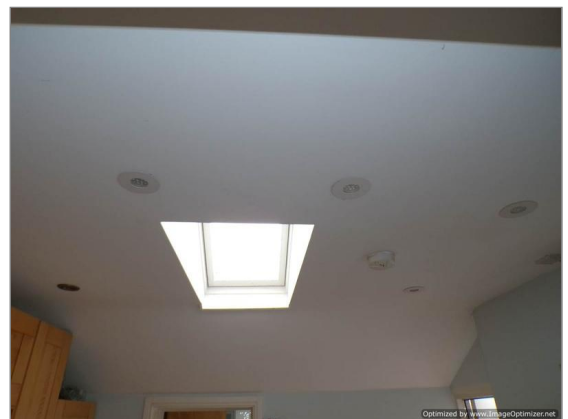


Photo - 100



Photo - 101



Photo - 102

E3 Walls and partitions

The internal walls and partitions comprise solid section brick/plasterboard work with a plaster finish. It should be noted that cracks along the wall surfaces are not unusual. Minor cracks are typically found in properties of this age and design and are not of structural significance. Such cracks can be filled when redecorating.

3

However, there are signs that the property has been affected by past settlement as evidenced by cracking to wall surfaces around openings. We recommend further structural engineers investigations and repairs. Long-term monitoring would, of course, be necessary to be categorical regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

Internal walls may have been removed/altered, and this work should have been carried out with building regulation approval and should have included support for the remaining structure. Due to the nature of the internal floor and ceiling finishes, we cannot confirm that the necessary support has been provided. We strongly recommend that your legal advisors seek confirmation that the necessary building regulation approval was obtained for this work. In the absence of any consent or proper supervision, there is a risk that further support may be required, incurring additional expenses and disturbance.

Evidence of leak staining was noted on some of the walls in the rear bedrooms wall surfaces. Some of these surfaces we assume were wet and causing damage and further action is recommended. Your legal advisors should make further enquiries with the vendors in respect of the staining and confirm whether any valid guarantees still exist for repair work which may have been undertaken.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks which may become evident in the future. Our findings are therefore limited accordingly.

Some internal walls are concealed by wall tiles, paper, shelves, stored items, furniture, and other fittings. Defects may exist in unseen areas. Unless the property is thoroughly inspected before purchase, you may have to bear additional repair costs.

Some door openings appear out of the square, probably caused by the movement of the

supporting floors and/or settlement of the building. While not considered significant, doors may need occasional adjustment.

Older plaster finishes will be more soft and powdery than modern plaster, and minor collapse in localised areas can be expected if disturbed, particularly during redecoration works.

Checks were undertaken with an electronic moisture meter at random points to the internal wall, floor, and other surfaces, and signs of dampness were noted on this property. Where there are built-in fittings, such as kitchen fittings, dampness can be difficult to trace but costly and inconvenient to rectify.

Our inspection was carried out in a non-destructive manner at random to accessible and exposed areas available at the time of our survey. Therefore, we cannot confirm any dampness in areas inaccessible at the time of our survey due to dry linings, built-in units, furniture, fixtures, or floor coverings.

Unless otherwise noted, we cannot confirm the presence of any existing damp-proof membranes within solid floors. Unless specifically stated within the report, we are not commenting in any general sense on the risk of all possible sources of dampness that may become evident in the future. Our findings are, therefore, limited accordingly.

Condition rating 3: Further investigations/general repairs and maintenance are now required.

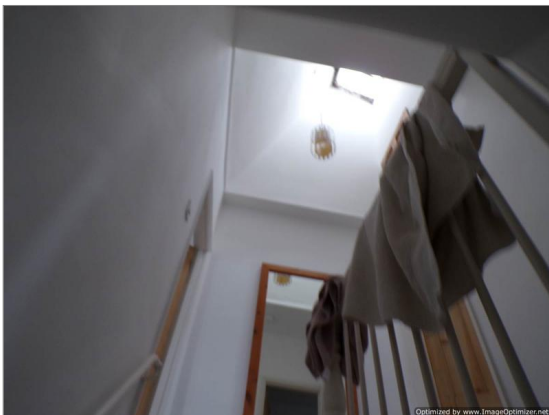


Photo - 103

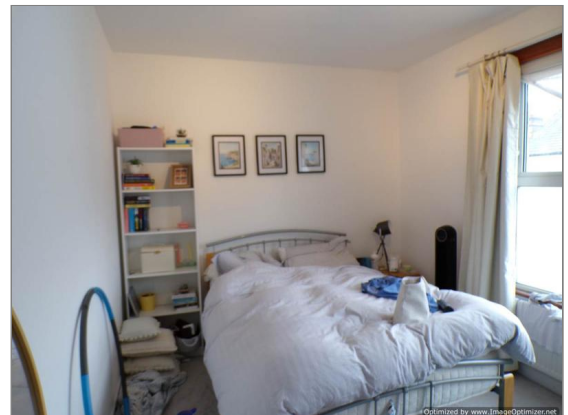


Photo - 104



Photo - 105

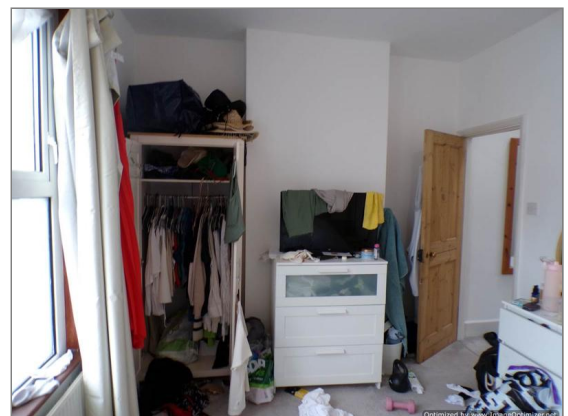


Photo - 106

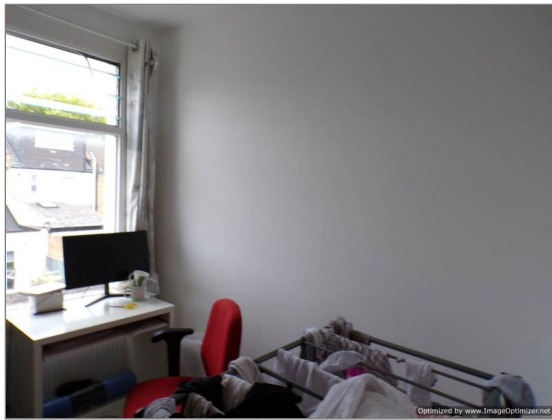


Photo - 107



Photo - 108



Photo - 109

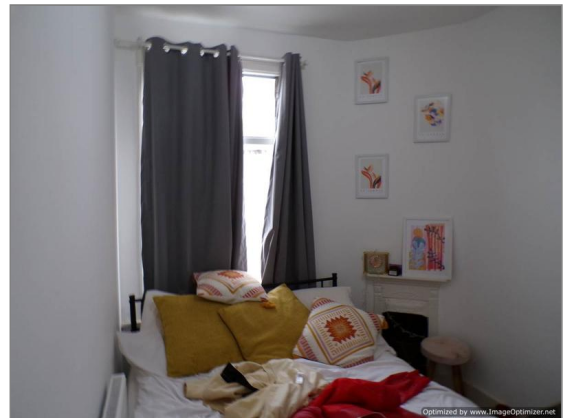


Photo - 110

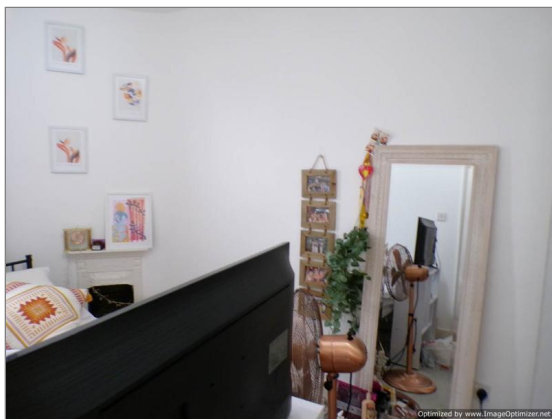


Photo - 111



Photo - 112

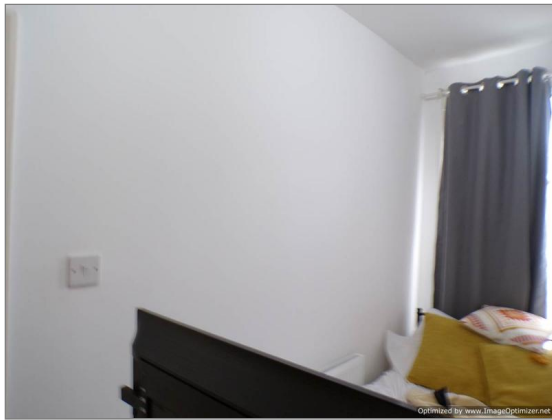


Photo - 113



Photo - 114



Photo - 115



Photo - 116 Evidence of a possible structural movement/
defect/leak stains noted

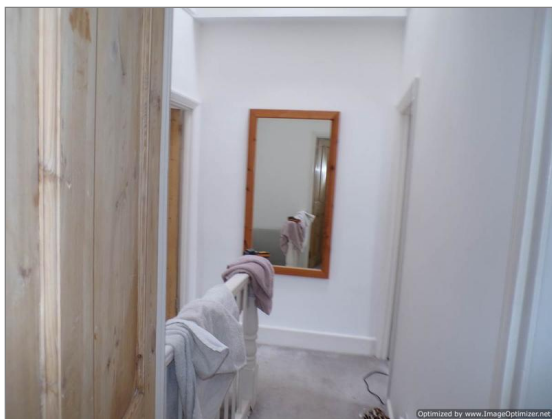


Photo - 117



Photo - 118

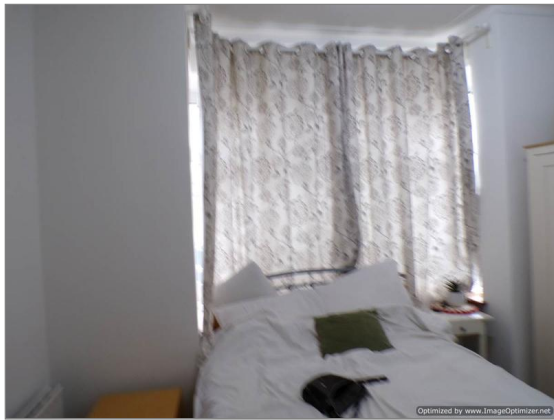


Photo - 119



Photo - 120



Photo - 121



Photo - 122



Photo - 123



Photo - 124



Photo - 125

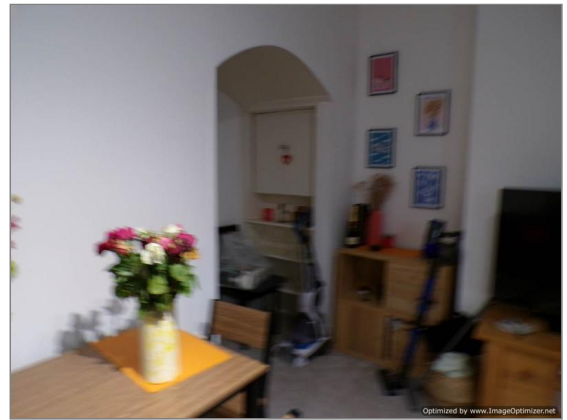


Photo - 126



Photo - 127



Photo - 128



Photo - 129



Photo - 130



Photo - 131



Photo - 132

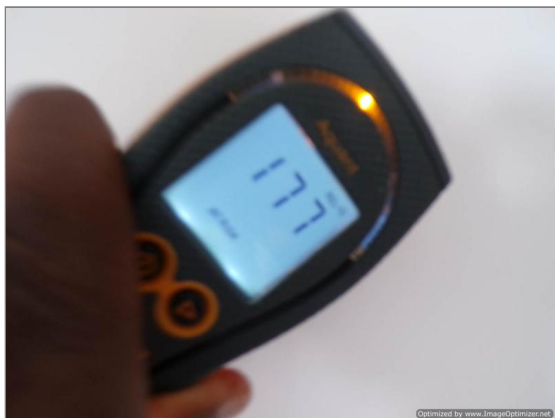


Photo - 133



Photo - 134



Photo - 135



Photo - 136



Photo - 137



Photo - 138



Photo - 139



Photo - 140



Photo - 141



Photo - 142



Photo - 143



Photo - 144



Photo - 145



Photo - 146



Photo - 147



Photo - 148



Photo - 149

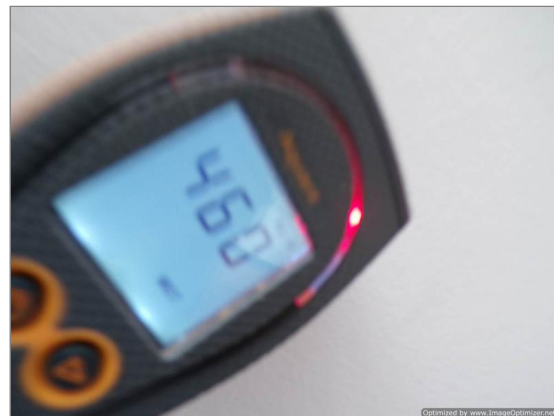


Photo - 150



Photo - 151



Photo - 152



Photo - 153



Photo - 154



Photo - 155

E4 Floors

The property was occupied and fully furnished with fitted floor coverings to all areas, and this restricted our inspection of the floor construction. 2

Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floor coverings were lifted which in this instance meant that no inspection of sub-structural floor construction was possible.

The floor is believed/assumed to be of suspended timber construction to the ground and first floor and we assume oversite concrete construction to the rear extension that appeared in average condition at the time of our inspection. Where walked on, the floor is firm underfoot and is capable of bearing normal domestic load.

Floors generally of average finish and surface condition. However, we observed creaking noises and uneven surfaces and recommend further checks and repairs.

Since dampness has been noted, timber in contact with damp walls may have suffered decay/rot and further exposure and examination are recommended.

Concealed timbers are potentially suspected of woodworm attacks and fungal decay. We recommend that a reputable timber and damp specialist carry out further exposure and examination of sub-structural timbers prior to purchase commitment to more accurately determine their condition. Reports and quotations should be obtained from an appropriately qualified person prior to purchase commitment. It should be verified that the appropriately qualified person attending will be able to offer long-term insurance-backed validated guarantees on completion.

Condition rating 2: Further examination and repairs are required.

E5 Fireplaces, chimney breasts and flues

The chimney breasts to the property are still in place, a fitted with fireplace. These have not been tested, and an appropriately qualified person should be called in before purchase commitment to determine the condition of this fully and all other gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangements. 2

If you intend to use this as a working fireplace, it should be noted that the flue lining in a property of this age would have perished and needs repair or replacement. A chimney sweep should also be required to ensure the chimney is properly swept to prevent a fire hazard.

The central heating boiler is located within the utility cupboard. This appears to be in reasonable condition.

A GAS SAFE registered engineer should be called in before purchase commitment to fully determine the condition of all gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of the flue to accommodate exhaust emission arrangements. Please see our comment in Section I3, Risks.

Condition rating 2: Test fireplaces.



Photo - 156

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

Kitchen fittings comprise a range of relatively old base and wall units of timber construction. They are of reasonable quality and in reasonable condition for their type and age. The standard of fitment is a matter of personal taste.

3

The fittings were not inspected in detail; some wear and tear and minor repairs should be expected.

The kitchen sink, washing machine, etc., are considered plumbed in copper/plastic, but the suitability of pipe connections and wastes was not readily determined.

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

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

We noted evidence of dampness in the kitchen and further investigation is now required. Please see D4 and E3 for further comments.

Condition rating 3: Further specialist damp investigation/general repairs and maintenance required.



Photo - 157



Photo - 158



Photo - 159



Photo - 160



Photo - 161

E7 Woodwork (for example, staircase joinery)

Internal joinery includes the skirting boards, architraves, and timber-framed doors. It is generally in reasonable condition for its type and age, and some cosmetic work to finish it is required.

1

The property has painted architraves and skirting boards throughout. All the internal softwood joinery doors, liners and other such timbers are in fair condition. Age-related marks and scrapes were recorded in all areas but with no areas of missing joinery.

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

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

Not every element was inspected in detail. Regular inspections of all movable parts should be undertaken, and suitable easing and adjusting would be considered regular maintenance features. The possibility of concealed defects being present in inaccessible timbers cannot be entirely ruled out; therefore, you should accept the risk of a defect being discovered later.

A representative sample of timber has been inspected, and no sign of timber defect was noted; however, some areas are restricted, and no detailed comment could be made regarding these areas. The possibility of concealed defects in inaccessible timbers cannot be entirely ruled out. The internal doors to the property are primarily timber construction, with the usual wear and tear noted at the time of inspection.

From random sampling, some open and closed doors operated freely and were generally in satisfactory condition. Internal joinery is in reasonable condition, and the possibility of concealed defects could not be ruled out.

Condition rating 1. No repair is required at the time of our inspection. The property should be maintained in the usual way.



Photo - 162

E8 Bathroom fittings

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

3

There is one bathroom with toilets in the property consisting of modern suites of sanitary fittings. Although they were not inspected in detail, they include a bath, toilet, and wash hand basin. These are in average condition. We cannot advise further on the suitability of pipe connections and waste.

The standard of fitment is a matter of personal taste.

Flexible sealants around the washbasin, bath and toilets should be regularly checked and maintained. Even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay of the timber floor structure.

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

Adequate water pressure was obtained from the various sanitary fittings when these were tested over a short period, and we, therefore, consider it reasonable to conclude that this system is satisfactory. However, we obviously cannot advise on the internal condition of the service piping.

There are leak staining around the shower screen/bath/toilet, which indicates moisture/water is escaping. This should be checked to prevent water damage to the enclosed areas beneath, such as the supporting timber floor. It is possible the sealant has perished and needs replacing, and a plumber can assist with this.

Our inspection of all areas cannot confirm the presence of all leaks within the property and where our inspection was restricted. Unless specifically noted within the report, we are not commenting in any general sense on the risk of all possible sources of leaks that may become evident in the future. Our findings are therefore limited accordingly.

Condition rating 3: Further leak investigation/general repairs and maintenance required.



Photo - 163



Photo - 164



Photo - 165 Leak stains/defects noted



Photo - 166



Photo - 167



Photo - 168



Photo - 169



Photo - 170



Photo - 171

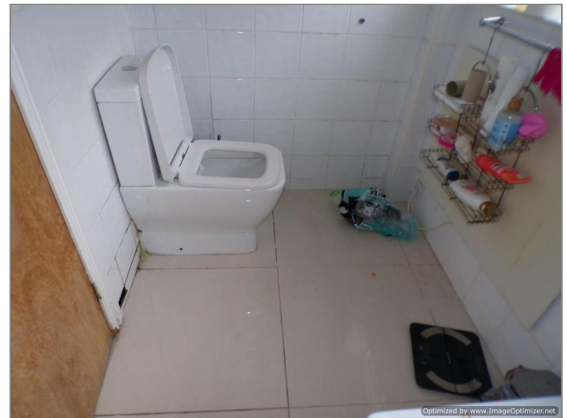


Photo - 172



Photo - 173 Defects noted



Photo - 174 Leak stains noted

E9 Other

We noted a defective switch, defective sloped ceiling and radiator and we recommend repairs.

2

Condition rating 2: General repairs and maintenance are now required.



Photo - 175



Photo - 176



Photo - 177

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F

Services

Limitations on the inspection

We have not carried out any testing of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level, which is condition rating 3.

The plumbing installations were not specifically tested. We recommend a test prior to purchase commitment by an appropriately qualified person to confirm condition under variable operational requirements. The quality of the internal pipework/plumbing was not checked.



F1 Electricity

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

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

3

The property is connected to a mains electricity supply. The main electrical intake, consumer unit, and meter are in a cupboard next to the under-stairs cupboard. There is no evidence of a recent and satisfactory test certificate, and there is no way of knowing whether the alteration was done properly.

Current guidelines recommend that electrical installations be tested every five years or upon a change of ownership. You should arrange for the electrical installation to be tested by a NICEIC-registered electrician before the exchange of contracts.

An appropriately qualified specialist should be instructed before purchase commitment to confirm the full adequacy and compliance of the installation.

Condition rating 3: Test electric installations.



Photo - 178

F2 Gas/oil

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

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

3

A mains gas supply is installed and the meter is located inside the under-stairs cupboard. Where observed the copper pipework appears in satisfactory condition. No smell of gas was detected during our inspection and no other defects were noted that require urgent or significant repairs to the installation.

However, in view of the complexity of regulation and safety implications and the lack of evidence of adequate maintenance, we recommend an inspection of the installation and appliances etc. by the appropriate gas company prior to future use.

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

Condition rating 3: Test gas installations and appliances.



Photo - 179

F3 Water

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

3

Mains water is connected. The internal stopcock is assumed to be located under the kitchen sink and the external stopcock is located on the pavement. Stopcocks are important in the event of an emergency.

We have not tested the plumbing connections, and we recommend further inspection by a qualified plumber to verify whether there is any lead pipe to the main supply.

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

Condition rating 3: Test plumbing connections



Photo - 180

F4 Heating

The central heating system was not tested. We recommend a test before purchase commitment by an appropriately qualified person to be categoric regarding the conditions under variable operational requirements.

3

Central heating is provided by a wall-mounted gas-fired combination boiler located in the Kitchen.

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

The boiler is connected to radiators, and the radiator valves, room thermostats, and boiler managers are in reasonable condition; however, we cannot comment on their serviceability.

The heating system was not operating at the time of inspection, and we have no evidence of any service history. Therefore, evidence of recent, regular, and satisfactory servicing should be obtained.

If it is not possible to obtain such evidence, then the system must be tested and serviced by a Gas Safe registered contractor prior to your legal commitment to purchase, as pressurised systems of this type require correct servicing and maintenance to ensure efficiency and safety.

The boiler is fitted with a balanced flue which discharges to the outside air through the external wall. The flue appears clear and unobstructed and should be provided with a protective guard to prevent injury and damage.

Condition rating 3: Test heating services

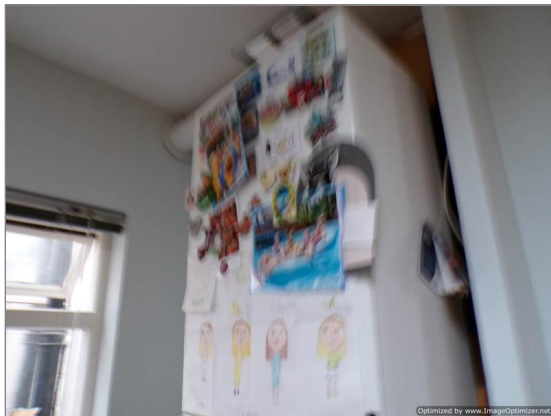


Photo - 181

F5 Water heating

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

3

Domestic hot water is understood to be provided directly by the central heating boiler. The suitability of hot water distribution, generally copper supply pipework distribution, is not readily ascertained. We cannot confirm whether the system is currently covered by a service/maintenance contract.

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

Condition rating 3: Test the hot water supply system.

F6 Drainage

Drainage is believed to connect into the public sewer via a system which is shared with adjoining owners, your legal advisers to confirm.

3

There are inspection chambers located within the curtilage at the rear side/conservatory, covered with metal drain cover. The manhole chambers could not be opened and therefore no comments can be made about its condition.

We found no indication above ground to suspect any serious underground drainage problems. However, you should be aware that drains in properties of this age, especially located on shrinkable clay subsoils where trees and vegetation are present can develop problems.

It should be appreciated that even where inspection of the accessible manholes is carried out it cannot conclusively confirm that other hidden areas of the system are free from defects. This can only be established by a detailed drains test or CCTV drain survey.

PVC/Cast iron soil and vent pipe to the rear of the building is in reasonable condition to type and age but regular maintenance will be required.

Without extensive exposure work, we are unable to confirm the type or layout of the underground rainwater drainage system. It is assumed that there is a joint liability for sections of underground drainage in the cartilage. Your legal adviser to confirm prior to purchase commitment.

Surface water drains into gullies at ground level and these appear generally reasonably satisfactory with no apparent defects. Gullies provided are covered with gratings. Gullies should be kept clean and covered with a grating to prevent blockages.

Drainage gullies should be cleaned and maintained on a regular basis to minimise the risk of blockage and as a precaution, all surface water gullies and drainage trenches within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

Condition rating 3. Check the drainage system.



Photo - 182

F7 Common services

Other than the drainage being shared, no other common services exist or apparently affect this property.

NI

Condition rating 4. Not inspected

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

There is no unusual restrictions to our inspection of this area.



G1 Garage

None.

NI

Condition rating 4. Not inspected.

G2 Permanent outbuildings and other structures

The property occupies a relatively level site with a private enclosed front drive and rear garden.

2

The rear garden is partly paved and laid to lawn. This appears generally in average condition with maintenance/repairs required. Ongoing maintenance will be required.

We would draw your attention to the close proximity of trees and hedges. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells.

No significant detrimental effects to the property were noted to date although the trees should be regularly pruned and pollarded to restrict future growth and minimise the risk of defects occurring.

Given the established gardens we cannot fully preclude the risk of the presence of Japanese Knotweed. This is a plant which is difficult and expensive to remove and considered a hazard and a restriction on mortgageability and saleability. The only way to categorically confirm in this regard would be to obtain a specific and detailed analysis by a company specialising in such work which is advised. A complete analysis of all garden plants is not undertaken and we do not warrant nor inspect vegetation to surrounding properties. Further investigation by an invasive plant specialist.

The timber/brick fence forming the rear left and right-hand side boundaries are in average condition. We noted cracking/defects on both front and rear fences and recommend repairs.

Timber fence to the boundary are carried directly in contact with soil. Timber fence should be maintained regularly and they rot over time. It is recommended that you consider replacing with concrete post which are much more durable than timber fence. Preservative treatments to timber elements should be applied on a twelve monthly basis.

Your legal adviser should verify liabilities in respect of boundary markers prior to purchase commitment. It should be confirmed there are no known or outstanding boundary disputes.

Your legal adviser should also be asked to verify the legal position and advise upon the implications of boundaries and adoption status of roads, rights of way, and the precise

maintenance and repairing responsibilities in respect of shared drains/sewers, etc. See Section H3 Issues for your legal advisers.

Condition rating 2: General repairs and maintenance required.



Photo - 183



Photo - 184 Defects noted



Photo - 185



Photo - 186



Photo - 187

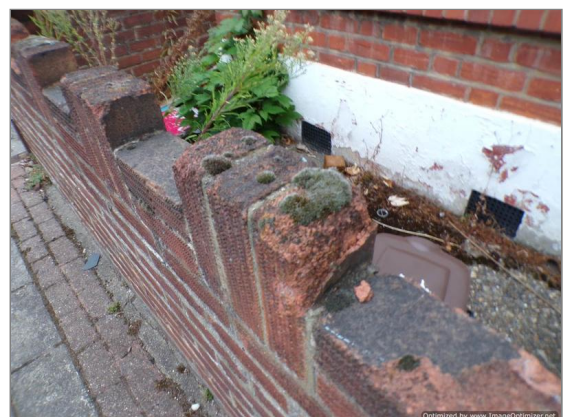


Photo - 188



Photo - 189 Defects noted



Photo - 190



Photo - 191



Photo - 192



Photo - 193



Photo - 194

G3 Other

No further comment.

Condition rating 4. Not inspected

NI

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

Your legal adviser should check the following:

The property has been altered, probably extended, including replacement double glazing. These works would have required Local Authority consents and approvals and your legal advisers should verify whether these are in place.

If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.

If access road to the property has been adopted by local Highway Authority.

If the property is listed or included in a conservation area as certain restrictions may apply.

H2 Guarantees

Your legal adviser should check for the existence, validity, and transferability of guarantees and certificates for double glazed and service installations and appliances which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

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

You should also ask your Legal Advisor to obtain copies of the service records and any test certificates for the gas, electrical and central heating installations before exchange of contracts.

H3 Other matters

We understand that this property is being sold on a freehold basis. We assume that vacant possession will be available on sale, legal advisers should confirm.

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

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

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

The precise maintenance and repairing responsibilities in respect of shared drains/sewers affecting the property.

The responsibility for maintenance and repair of boundary fences.

Whether the property has flooded or at the risk of flooding and whether there has been any insurance claim in the past or outstanding.



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

Structural movement:

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

However, there is evidence of repointing generally noted on the external walls which may be concealing past movement. We saw no evidence to suggest an ongoing problem, but your legal adviser should make further formal enquiries in relation to these repairs and whether any claims for subsidence have been made in the past.

Dampness:

Testing internally with the aid of a conductance type moisture meter indicated evidence of dampness within the property and further investigation and remedial action has been recommended.

Timber defect:

No apparent evidence of any severe or active beetle infestation or related wood-boring insects were observed. We observed no examples of dry rot, nor did we observe situations where the propagation of the dry rot fungus would be substantially favored. Further exposure and investigation would be necessary and is recommended prior to purchase commitment to be categoric.

I2 Risks to the grounds

Contamination:

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

This type of report is not property specific and may not particularly relate to your property. An enhanced search would be our recommendation.

Your legal adviser should make further inquiries and advise you on whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.

Flooding:

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

I3 Risks to people

Asbestos: Properties of this type and age may contain other asbestos based materials in one form or another. According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos-containing material is disturbed, drilled, or damaged. When building work is undertaken in the future, you should, therefore, be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.

In properties built pre2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchasing commitment. To prevent problems on resale Ark Surveyors recommend that an asbestos identification survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such a report and that future insurances are not invalidated because no attempt to identify the risk of asbestos has been undertaken.

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

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

Health and safety:

Gas installations and appliances should be tested and confirmed safe to use prior to initial use.

Electrical installations and appliances should be tested and confirmed safe to use prior to initial use.

The water pipe network should be checked by a qualified plumber.

The drainage system should also be tested and confirmed in good order.

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

I4 Other risks or hazards

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

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

We do not comment on legal documents or reports produced by other organisations.

J

Energy matters

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

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

J

Energy matters

J1 Insulation

Insulation provided to the roof space is considered inadequate, and improvement is required. Current thinking on environmental comfort conditions usually recommends a thickness of insulation quilt within the roof space of between 270 mm and 300 mm.

J2 Heating

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

J3 Lighting

Low energy light fittings should be used where possible to reduce energy consumption and help to reduce the risk of global warming.

LED lights to use significantly less power than incandescent or halogen lights and should be used wherever possible.

J4 Ventilation

There is evidence of some condensation/mold within the property in the form of black spot mildew/stains. The control of condensation involves a fine balance between maintaining surface temperatures above the dew point (the point at which water vapor turns into moisture), and provision of adequate ventilation and insulation. We recommend improving ventilation within the property.

J5 General

An Energy Performance Certificate (EPC) is not provided as part of this report. A copy can be obtained from the selling agent or obtained independently from a Domestic Energy Assessor.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

6851858

Qualifications

BSc (Hons), AssocRICS, MIPWS.

Company

ARK Surveyors Limited

Address

27 Old Gloucester Street, London, Greater London, WC1N 3AX

Phone number

02071181192

Email

dan.jombla@arksurveyors.co.uk

Website

www.arksurveyors.co.uk

Property address74 Kenlor Road
London
SW17 0DF**Client's name**

Mr. xxxx

Date the report was produced

24th February 2025

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

Signature

L

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

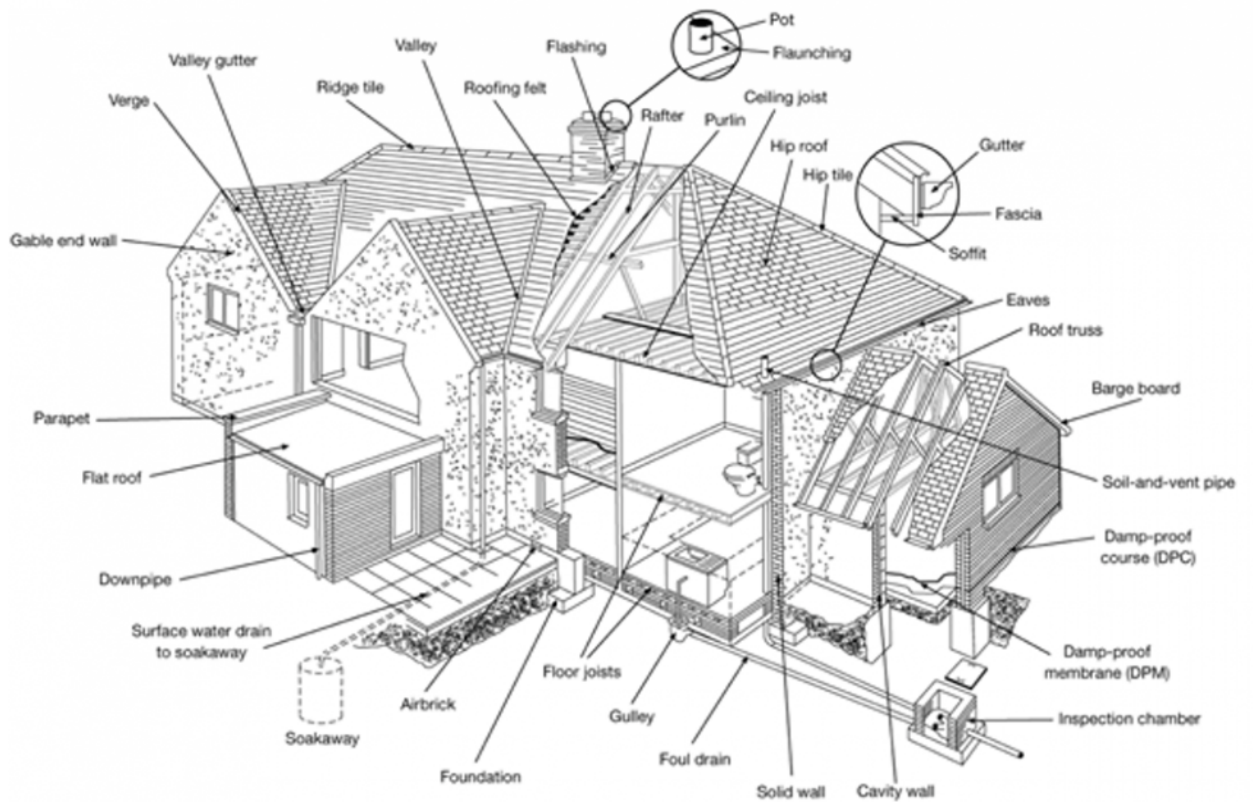
N

Typical house diagram

N

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer

You should know...

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