Alexander Heron
SURVEYORS

Your survey report

Property address
[redacted]

Client's name
[redacted]

Inspection Date
[redacted]

Surveyor's name
James Nicol

Surveyor's RICS number
6882319

Company name
Alexander Heron Surveyors

Service
Level 2

RICS
Regulated by RICS

Contents

1. About the inspection and report 3
2. Overall opinion of the property 10
3. About the property 12
4. Outside the property 16
5. Inside the property 44
6. Services 66
7. Grounds 81
8. Key defects 87
9. Legal matters 93
10. Surveyors declaration 96

1. About the inspection and report

This survey 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.

1.1 ABOUT THE INSTRUCTION

Level of service
Level 2
A brief summary is provided overleaf. Please refer to the original terms of engagement for full details of the scope of service.

Related party disclosure
I am not linked to parties in this transaction and there is no evidence of a conflict of interest.

Weather condition during the inspection
When I inspected the property, the weather was dry. The weather in the lead up to the inspection has been mainly unsettled weather.

Status of the property during the inspection
The property was unoccupied and furnished. There was nobody else present at the time I inspected the property.

Reminder

Please refer to your Terms and Conditions sent on the 16th October 2024 for a full list of exclusions.

Scope of the instruction

We shall provide the Level 2 service in accordance with our terms of engagement as signed on (insert date), which shall be delivered in accordance with the current edition of the Home survey standard RICS professional statement. Previously called a 'Home Buyer Report' or 'Home Buyers' Survey', an RICS Level 2 Home Survey is most suitable for conventional properties that are in reasonable condition and are simple in form and layout (for example, a property that does not have multiple alterations or extensions). The report gives you more detailed information about the property, and ideas about future repairs or maintenance that may be required.

The RICS Home Survey – Level 2 service includes:

- desktop research to identify information related to the property that may not be identifiable during the inspection
- a physical inspection of the property
- a report based on the inspection

The surveyor aims to give you professional advice to:

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

The surveyor is unable to:

- provide an estimate of costs to repair the defects (we advise that you obtain quotes from reputable contractors for all the defects identified prior to exchanging contracts.)
- inspect hidden areas where no access is available or where access may involve damaging the property or the use of specialist equipment, for example drills.
- move or remove large items of furniture, floor coverings, the contents of cupboards or secured panels.

1.2 THE CONDITION RATINGS

To determine the condition of the property, we assess the elements of the building, garage and some outside areas. These elements are rated on the severity of the defect. Severity may relate to the costs of repairs, the urgency of repairs or the associated risk. Commentary will be provide to indicate why the specific condition rating as been applied.

The condition ratings are as follows:

Condition rating: 3
Elements that are serious and require urgent and/or costly repairs. Quotes for repairs to these defects should be obtained prior to exchanging contracts.

Condition rating: 3R
Elements that without the presence of certification are likely to require costly repair and/or present a high risk to people or property.

Condition rating: 2
Elements that require improvements, repairs that are not urgent or serious and elements that have a medium risk associated with them.

Condition rating: 1
Elements that do not currently require repair or require maintenance on an ongoing basis and elements with a low risk associated with them.

Condition rating: NP
Elements that were not present during the inspection.

Condition rating: NI
Elements that were not inspected.

Summary of timings
The Level 3 survey may include suggested time frames to indicate when repairs should be undertaken. The below is a summary of the terminology used.

Before exchanging contracts: repairs that must be made before contracts are exchanged.
Urgent: repairs that require immediate attention and must not be delayed.
Soon: repairs that require attention within the next 12 months to prevent further damage or deterioration.
During the next period of scheduled maintenance: repairs and maintenance that are unlikely to deteriorate further or cause damage to surrounding elements if not repaired, but should be repaired during ownership.

1.3 SUMMARY OF THE CONDITION RATINGS

Elements that require urgent attention

3

4.4 External walls

4.6 External doors

5.4 Internal walls partitions

6.5 External drainage

Elements that require regulatory certification

3R

5.5 Chimney breasts and fireplaces

5.8 Internal joinery

6.1 Electric

6.2 Gas

6.4 Heating and hot water

Elements that require attention but are not serious or urgent

2

4.1 Chimney Stacks

4.2 Roof Coverings

4.3 Rainwater goods

4.7 Joinery and finishes

4.8 Conservatories and Porches

7.1 Gardens

5.6 Kitchen and utility rooms

5.9 Other

6.3 Plumbing

Elements with no current issues

1

4.5 Windows

5.2 Ceilings

5.3 Floors and coverings

5.7 Bathrooms and cloakrooms

Elements not inspected

NI

5.1 Roof structure

NP

Elements not present

4.9 Other

7.2 Garages

7.3 Permanent outbuildings

6.6 Other services

2. Overall opinion of the property

This section provides our overall opinion of the property, highlighting the main areas of concern, and summarises the findings.

Important note
To get a balanced impression of the property, we strongly recommend that you read all sections of the report and discuss the contents with us if required.

2.1 SUMMARY OF KEY FINDINGS

Summary
A valuation has not been undertaken. Any reference to the suitably of the property for purchase relate to the condition only.

This property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

Due to the extent of the renovation works undertaken, you must request that the vendor provides you with a PCC, NHBC or equivalent certificate. Some defects will not present until after a period of time, change of season or following use once occupied. Without a suitable warranty in place you may not have any form of recourse to be able to get repairs made. If you decide to proceed with the purchase, you must accept that you will be financially responsible for the costs of future repairs.

The main roof is a pitched type. The main covering is of synthetic slates. The main covering does not appear to be the original from the time of construction. The current covering is likely to have replaced the original natural slates covering.

The main walls are constructed in the traditional way using solid brick

The floors are a mixture of solid and suspended.

Documents you should request before exchanging contracts
Building regulations completion certificate for the rear extension, conversion into flats, removal of the chimney breasts and internal alterations to the original layout.

A FENSA or equivalent certificate for the double glazed units.

EICR for the electrical installation.

Gas safety certificate for the heating installation.

PCC, NHBC or equivalent warranty for the renovation works.

3. About the property

This section includes:

- About the property
- Location and facilities

3.1 ABOUT THE PROPERTY

The property is a flat. It is located on the ground floor and the main accommodation is spread across 1 storey. The main entrance to the building faces west.

I was unable to find any records that confirm the exact date of construction. However, based on my knowledge of the area and housing styles, I think the property was built between 1890-1900.

According to the planning records available online, the rear extension received planning permission in 2023. The works were likely to have been carried out around or shortly after this time.

I have been unable to confirm the date the property was converted, but I was able to find records online that a certificate of lawfulness for the use of the building as 2 separate flats was issued in 1996.

Mains services

Electric	Gas	Water	Drainage
Yes	Yes	Yes	Yes

Accommodation

Ground Floor
Reception room/Kitchen, Bedroom, Bedroom, Shower room

3.2 LOCATION AND FACILITIES

Grounds
There is no garage.

The property has a rear garden.

There are no outbuildings.

Restricted parking is available on the street. You will need to apply to the Local Authority to obtain a permit which, if approved, is likely to be subject to a monthly or annual charge. If parking is crucial to your decision to purchase, you must ensure you ask your solicitor to check whether there are any restrictions that would prevent you from obtaining a permit.

Location & facilities
The property is situated in a quiet residential area. The neighbourhood is popular with families and homeowners. The road to access the property is public. There appears to be a low level of traffic. Residents are unlikely to experience any major disturbance.

Following desktop research of the property, the evidence shows that the property is located in an area of very low risk of flooding from surface water and very low from rivers and seas. Flooding from reservoirs is unlikely in this area. Flooding from groundwater is unlikely in this area. The maximum radon potential for the location is less than 1% of homes above the Action Level.

There is a selection of shops nearby. There is public transport available nearby including local bus routes and local train station. The property is located in close proximity to primary and secondary schools.

The property is located in an area known to contain clay sub-soils.

The property does not appear to be located in close proximity to a structure that may produce an electro-magnetic field.

The property is not located in a conservation area.

Historic ordnance survey map

Planning map

4. Outside the property

This section includes:

- Chimney stacks
- Roof coverings
- Rainwater pipes and gutters
- Main walls
- Windows
- Outside doors
- Porches and conservatories
- Other joinery and finishes
- Other

4. Outside the property

4.1 CHIMNEY STACKS

2

Limitations on the inspection

The inspection of the chimney stacks is limited to the visible areas from ground level using binoculars, where no other access is available. Due to the location of the stacks, the height and weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is always recommended to ensure any hidden defects are discovered prior to exchanging contracts. I could not inspect the main chimney stack fully because some parts are not visible from the ground.

OVERVIEW

There is a chimney stack present. The chimney stack is located at the ridge on the right side and serves the subject and the neighbouring property.

The chimney stack is constructed of brick bedded in mortar joints. The opening at the top is protected by mortar flaunching. The pots appear to be of clay. The junctions where the stack meets the roof are protected by a metal flashing.

CONDITION

The chimney stack appears to be leaning. The current degree of lean appears to be within the acceptable tolerances. This is often as a result of sulphate attack caused by the burning of fuels. Hygroscopic salts form and collect in the mortar between the bricks. The salts attract moisture and when the salts dry out they crystallise within the mortar and expand. Due to the prevailing weather in this country generally coming from one direction, one side of the stack will be more effected than the other. As the salts expand the width of the joint expands with it creating the lean. Condition rating 2

The flashing is not properly installed. The defective flashing will not adequately protect the abutment from rain water. If rainwater is able to penetrate the gap, it can cause significant moisture related issues to the structure below. Condition rating 2

The waterproof layer at the top of the stack does not appear to be watertight, I was able to see that the element is cracked. This can lead to damp penetration within the roof void below. Condition rating 2

Cracks are present within the stack masonry. The cracks identified are believed to be as a result of historic movement to the property and are common in a building of this age. There is no evidence to suggest that there is any ongoing issues of movement. Condition rating 2

The brickwork has spalled and the mortar joints have become loose and started to deteriorate. This leaves the stacks at risk of accelerated deterioration as they are now more susceptible to water ingress. Condition rating 2

Where seen, all of the chimney pots are uncapped. Uncapped chimney pots are susceptible to water ingress and are attractive to animals who can use them as a nesting location. To prevent these problems, an appropriate guard should be installed. Condition rating 2

A large amount of vegetation build up (including lichen, moss and algae) is present to the brickwork and flaunching. The presence can accelerate deterioration and over time, the growth will cause damage to the element by loosening the cement covering. Condition rating 2

4 - Leaning stack

5 - Flashing

6 - Flaunching and pots

7 - Masonry

ADVICE & REPAIRS

To repair the chimney safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment for high-level building work and this can be expensive. The work should be undertaken in conjunction with other high-level repairs to minimise future costs. You should therefore consider not only the costs of repairs and maintenance, but the additional cost for the appropriate equipment to allow safe access.

The chimney stacks are particularly exposed to the elements. Regular maintenance will be required to ensure the continued weather-tightness and stability.

Additional defects and repairs could be identified from a closer inspection. It is therefore recommended that a closer inspection be undertaken by a suitably experienced contractor.

Whilst there is no current requirement for repairs, you should ensure you periodically check the chimney stack and if you notice it leaning in the future you should instruct a qualified contractor to provide you with advice on the options for repair.

Repair liabilities to chimneys are often split between leaseholders. This means that you may not be wholly responsible for the costs. It also means you may require consents from other owners with the building or a freeholder/managing agent prior to instructing repairs.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You must confirm who takes responsibility for maintenance of the chimney stacks located on the party wall and how the costs are apportioned.

You should instruct a reputable contractor experienced in high-level works to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

4. Outside the property

4.2 ROOF COVERINGS

2

Limitations on the inspection

The inspection of the roof coverings is limited to the visible areas from ground level using binoculars, where no other access is available. Due to the location of the coverings, the height and weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is always recommended to ensure any hidden defects are discovered prior to exchanging contracts. I could not effectively inspect the rear pitch and rear outrigger roof because I was unable to gain access to an area that offered a line of sight. I was unable to inspect the rear flat roof as it forms the neighbours roof terrace and is covered by a timber decking.

I was unable to operate the skylights as there did not appear to be a window pole present in the property.

OVERVIEW

The main roof is a pitched type. The main covering is of synthetic slates. The main covering does not appear to be the original from the time of construction. The current covering is likely to have replaced the original natural slates covering. The ridge is protected by a metal flashing. The valleys are formed of metal flashing. There is a parapet wall present along the sides. The parapet walls are constructed of brick bedded in mortar which has been covered in a render. The waterproofing at the top of the parapet is a continuation of the render. The abutment (where the roof meets the wall) is protected by metal flashing. The roof has been altered following a loft conversion. The conversion involves removing the original rear sloped roof and installing a flat roof above a dormer. The flat roof covering is not visible from the ground and could not be inspected. There are two skylights present within the roof.

The extension roof is a complex type. The lean-to covering is of synthetic slate. The covering appears to be the original from when the property was extended. There appears to be an older asphalt covering to the flat section that forms the upstairs neighbours roof terrace. There are two skylights present within the roof.

CONDITION

There are a number of damaged slates and the roof is no longer adequately protected from the elements. The roof covering provides protection from the weather to the supporting structure beneath. Where the covering becomes defective, the structure is at more risk of coming in to contact with water which can lead to moisture related issues internally. Condition rating 3

The render to the parapet walls is damaged. The rendered covering is likely to be a cement type that is unsuitable for the type of building. The parapet walls are now at greater risk of deterioration from water ingress which may also penetrate to the inside of the property. Condition rating 2

The masonry to the parapet wall at the rear is deteriorating. The mortar is loose and damaged and bricks are missing. The wall is at risk of further accelerated deterioration due to its condition as rainwater can become trapped within the gaps of the damaged areas. There is also an increased risk of water penetration presenting internally in the future. Condition rating 2

The weatherproofing to the rear dormer is loose. Inadequate water proofing at the junction makes the area more susceptible to water penetration. This can lead to damp issues internally. Condition rating 2

A small selection of the coverings are suffering from a subtle amount of lifting. This happens after installation and mainly affects coverings made from synthetic material. If the defect progresses further the roof may become more susceptible to penetration from driven rain. This can also lead to loosening of the fixings which can lead to the coverings becoming dislodged and slipping. The current degree only appears to affect the appearance and there is no evidence to suggest it is affecting the overall performance of the element. Condition rating 1 A small amount of vegetation is present to the covering and parapet. The presence of vegetation builds up over time and, if left, it can accelerate the deterioration of the affected areas. It should be periodically removed to prolong the lifespan of the roof. Condition rating 1

The surface of the roof slope is uneven or undulating. This is normally as a result of inadequate support from the structure below caused by overloading as a result of a heavier replacement roof covering or as a result of a weakly built structure at the point of construction. This kind of movement is common in properties of this age and type and it is unlikely to get any worse in the future. Condition rating 1

9 - Damaged coverings

10 - Parapet

11 - Vegetation to the covering

12 - Close up of vegetation and render damage

13 - Example of the lifting slates

14 - Dormer flashing defective

15 - Rear parapet

16 - The side return roof

17 - Neighbours roof terrace

ADVICE & REPAIRS

You should ask your legal advisor to raise an enquiry regarding when maintenance was last carried out to the roof and whether there are any anticipated repairs that are likely to be scheduled in the short term.

To repair the roof coverings safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment for high-level building work and this can be expensive. The work should be undertaken in conjunction with other high-level repairs to minimise future costs. You should therefore consider not only the costs of repairs and maintenance, but the additional cost for the appropriate equipment to allow safe access.

Repair liabilities to the roof coverings are often split between leaseholders. This means that you may not be wholly responsible for the costs. It also means you may require consents from other owners with the building or a freeholder/managing agent prior to instructing repairs.

Due to the location of some of the roofing elements, liability for repairing and the associated costs may be split between the adjoining properties or may be the liability of solely one owner. You should ask your legal advisor to make enquiries to find out who is responsible for the elements located on the party wall.

Roof covering life expectancy can be very inaccurate. Many factors affect the lifespan of a roof covering including the location of the property, periodic maintenance and exposure to the prevailing weather. Roof coverings can both deteriorate ahead of their life expectancy or function correctly for decades after depending on the factors mentioned.

You should instruct a reputable contractor experienced in high-level works to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

4. Outside the property

4.3 RAINWATER GOODS

2

Limitations on the inspection

The inspection of the rainwater goods is limited to the visible areas from ground level using binoculars, where no other access is available. Due to the location of the gutters and downpipes, the height and weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is always recommended to ensure any hidden defects are discovered prior to exchanging contracts. It was not possible to see the rainwater goods functioning as it was not raining on the day. A visual inspection whilst thorough may not result in the uncovering of defects that later show up when the system is tested through heavy rainfall.

OVERVIEW

The rainwater gutters to the front are constructed of plastic and are located at eaves height. The gutters are connected to a single downpipe constructed of a mixture of materials including, plastic and cast-iron. The downpipe terminates into a gulley at ground level. The rainwater gutters to the rear are constructed of plastic and are located at eaves height. The gutters are connected to multiple downpipes constructed of plastic. The downpipes terminate into gulleys at ground level.

CONDITION

The joints along the gutters and where the rainwater pipes connect were assessed for evidence of leaks. I was able to see water staining around some of the joints. Condition rating 2

The rainwater downpipe does not correctly terminate below ground or into a surface gully. As a result, water is being dispersed over the ground which is likely to lead to moisture related issues elsewhere. Condition rating 2

There is vegetation and debris present within the gutter. The presence of debris and vegetation within the rainwater system can stop the effective flow of water to the drains. In heavy rainfall this can result in the water overflowing from the gutters and hoppers on to the ground or walls. Over an extended period the result of continued exposure to water can lead to moisture related issues presenting elsewhere around the property. Condition rating 1

There appear to be sufficient downpipes to allow for the rainwater collected from the roof to drain away effectively. Sufficient downpipes reduces the risk overflowing from the gutters due to backing up of water in heavy rainfall. Condition rating 1

19 - Staining

20 - Downpipe

ADVICE & REPAIRS

Additional defects and repairs could be identified from a closer inspection. It is therefore recommended that a closer inspection be undertaken by a suitably experienced contractor.

To repair high-level guttering safely, contractors will have to use appropriate access equipment for high-level building work and this can be expensive. The work should be undertaken in conjunction with other high-level repairs to minimise future costs. You should therefore consider not only the costs of repairs and maintenance, but the additional cost for the appropriate equipment to allow safe access.

Due to the location of some of the rainwater elements, liability for repairing and the associated costs may be split between the adjoining properties or may be the liability of solely one owner. You should ask your legal advisor to make enquiries to find out who is responsible for the elements located on the party wall.

Repair liabilities to the rainwater goods are often split between leaseholders. This means that you may not be wholly responsible for the costs. It also means you may require consents from other owners with the building or a freeholder/managing agent prior to instructing repairs.

Defective rainwater goods are a major cause of penetrating damp within buildings. Correctly functioning rainwater goods will not only protect the building from the issue of penetrating damp but will also protect elements of the structure from increased deterioration. You should continue to maintain the system by carrying our periodic clearance and when required instruct a contractor to carry out repairs in order to ensure the longevity of the overall system and to protect the other elements of the property from issues as a result of water damage.

4. Outside the property

4.4 EXTERNAL WALLS

3

Limitations on the inspection

The inspection of the walls is limited to the visible areas from ground level using binoculars, where no other access is available. Due to the location of the upper floor walls, the height and weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is always recommended to ensure any hidden defects are discovered prior to exchanging contracts. Where render, cladding, masonry paint or other finishing material has been applied to the main walls, defects may be concealed. During a non-invasive inspection it is not possible to open up or damage finishes in order to assess the materials below. I was unable to comprehensively inspect the rear walls due to the available access.

OVERVIEW

The main walls are constructed in the traditional way using solid brick. There are stone lintels and brick arches above the openings. There are stone sills below the window openings. I was able to confirm the presence of an original slate DPC. Parts of the walls are covered in a cement render. This is likely to be a later addition finish.

The extension walls are constructed of a cavity wall with a single skin brick outside leaf (wall) and (assumed) block inside leaf with an air gap in the middle. There is a steel lintel above the opening. I was able to confirm the presence of what appears to be a plastic DPC to the walls.

CONDITION

I was able to identify the presence of a damp proof course (DPC) to most of the building. The damp proof course is installed as a barrier to prevent water rising through the wet bricks that are in contact with the ground up through the above ground bricks which can lead to damp related issues internally. If a damp proof course is defective or bridged it may no longer effectively prevent the transfer or water to the above ground masonry. During the internal inspection of the internal walls damp was identified and the cause should be investigated by a specialist. Condition rating 3

There is no drip groove present beneath some of the sills. Water can travel upside down towards the wall as it runs over the edge of the sill. A drip groove prevents this occurring by creating a break in the smooth finish where the water can collect until it is heavy enough for gravity to take over and the water drips to the ground before coming in to contact with the external wall. The risk of internal damp issues is increased where no drip groove is present beneath the sill. Condition rating 2

The render is deteriorating as a result of ongoing exposure to moisture. The wall has been rendered down to ground level which makes it more susceptible to moisture damage as rainwater can collect on the surface of the ground which will then be in contact with the render on the walls. The adjoining neighbours extension roof also appears to be contributing to the additional moisture. Condition rating 2

There is algae growth on the external wall that is likely to be being caused by continued exposure to high-levels of moisture. This appears to be due to splash back from the downpipe and as a result of the defective guttering to the neighbours extension. This defect may also be contributing to the dampness identified inside the property. Whilst the defect remains, the masonry in this area may deteriorate faster than the surrounding masonry. Condition rating 2

22 - No drip grooves

23 - Algae

24 - Neighbours gutter

25 - Render in contact with the ground

ADVICE & REPAIRS

The property is built on a clay sub-soil type. Whilst no structurally concerning cracking was identified at the time of the inspection, you should continue to monitor the property in this regard. As global warming continues to effect the weather extremes, the risk of issues related to movement as a result of the changing volume of the subsoil cannot be ruled out.

You must ask your legal advisor to enquire how the works were instructed and whether there was a claim made on the insurance or if it they were instructed privately. You must obtain a copy of the Building Regulations Completion Certificate for the structural works that have been carried out that confirms the works have been carried correctly. You should also ensure that this information is passed on to your insurer as it may have implications on your policy.

The Building Regulations require at least 150mm (2 brick courses) between the DPC and the ground or any paving.

This is what is known as 'Best Practice'. However, there are situations where it is just not possible, or practical, to maintain this regulation.

Repair liabilities to the external walls are often split between leaseholders. This means that you may not be wholly responsible for the costs. It also means you may require consents from other owners with the building or a freeholder/managing agent prior to instructing repairs. You should ask your solicitor to raise an enquiry regarding their intentions to carry out repairs to the building (and if possible a breakdown of the areas included) in the future.

You should instruct a reputable contractor experienced in masonry works to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

4. Outside the property

4.5 WINDOWS

1

Limitations on the inspection

The inspection of the windows includes a close up visual inspection of all the windows internally and where possible externally. Where possible, all of the windows within the property are tested by operating them under 'normal use' by opening and closing the windows back into the frame. For flats, only the windows present within the subject property are assessed.

OVERVIEW

The windows are formed of double glazed timber sash and double glazed PVCu frame types. All of the windows were operated to test their functionality by opening and closing back into the frame.

CONDITION

The window openings are restricted. The openable area should be restricted to prevent accidental falls and prevent children or vulnerable people from opening the window beyond 100mm. Condition rating 1

The design of the current windows appears to be in compliance with the regulations for safe escape from the building in the event of a fire. In the event of a fire breakout, occupants should be able to use the windows to escape if there is no safe alternative to exiting the property. Condition rating 1

Safety glass is required to be present within windows that are considered to be located in 'critical locations.' I was able to identify the relevant safety markings on the glass. Safety glass is designed to be less likely to break on impact, or less likely to cause harm when broken. The presence of safety glass greatly reduces the risk of serious injury as a result. Condition rating 1

At the time of the inspection, all of the tested windows functioned correctly when opened and closed. Condition rating 1

27 - Double glazed PVCU window

ADVICE & REPAIRS

You should ask your legal adviser to check whether the double glazed windows have either building regulation approval or have been installed by an approved installer registered and certified with FENSA or an equivalent scheme (see section H2).

Before carrying out repairs to the windows, you may require consents from the freeholder/managing agent prior to instructing repairs.

Double glazing can vary in quality, the sealed unit sections do have a limited life span. Once the seal deteriorates and misting starts, there is little to do but replace the windows. Have your legal adviser check whether guarantees cover against failure of these windows.

From time to time it is important to employ a joiner to inspect the sash windows, check the cording and also to ease them prior to redecoration. This is best done in conjunction with the redecoration cycle.

4. Outside the property

4.6 EXTERNAL DOORS

3

Limitations on the inspection

The inspection of the external doors includes a close up visual inspection of all the doors internally and where possible externally. Where possible, all of the doors within the property are tested by operating them under 'normal use' by opening and closing the doors back into the frame and testing their locking capabilities.

OVERVIEW

The front door is a wooden type. The concertina doors are a aluminium with inset double glazing type. The back door is a aluminium with inset double glazing type.

CONDITION

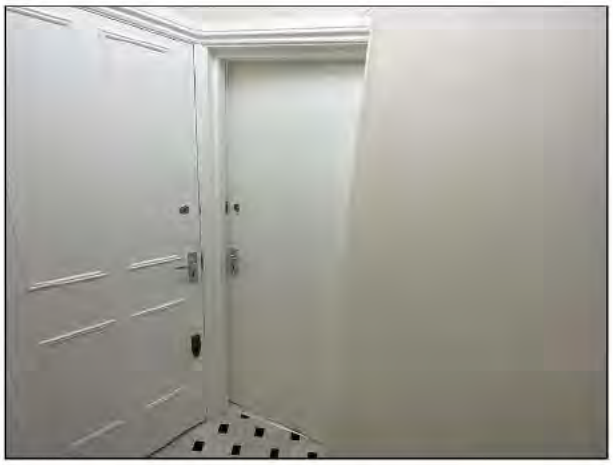
Current regulations require flats with doors leading on to a communal area have fire doors installed. This is to protect the spread of fire between dwellings. The responsibility for fire safety within a building falls to the the 'responsible person' under the legislation of the Building Safety Act 2022. You must obtain confirmation from the 'responsible person' (either directly or through a Fire Risk Assessment) that the current door complies with the regulations or anticipate being required to alter or replace the door with a suitable fire type along with being liable for the associated costs. Condition rating 3

When used during the inspection, I was able to open and close the external doors satisfactorily without the use of excessive force. Condition rating 1

The security was tested during the inspection. The external doors have functioning locks. Locking mechanisms provide security for the property and will both deter and resist break ins. Condition rating 1

The glazing in the rear doors appears to be a safety type. Safety glass is designed to be less likely to break on impact, or less likely to cause harm when broken. The presence of safety glass greatly reduces the risk of serious injury as a result. Condition rating 1

29 - Courtyard door



30 - The front door

ADVICE & REPAIRS

Where fire doors are not present, you may be liable for the costs associated with replacing the front door upon ownership.

Before carrying out repairs to the external doors, you may require consents from the freeholder/managing agent prior to instructing repairs.

You should ask your legal adviser to check whether the double glazed doors have either building regulation approval or have been installed by an approved installer registered and certified with FENSA or an equivalent scheme.

Safety glass is specifically designed to be less likely to break, and less prone to inflicting injury when it breaks. Safety glass is required where a door is within 1500mm of the floor level. Where it was not possible to confirm if safety glass is present, you should be aware of this risk and decide if you are willing to accept it and if not, you should obtain a quote from a reputable contractor for replacement.

You should instruct a reputable contractor experienced in the installation of external doors to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

4. Outside the property

4.7 JOINERY AND FINISHES

2

Limitations on the inspection
The inspection of the external joinery and finishes is limited to the visible areas from ground level using binoculars, where no other access is available. Due to the location of some of the elements, the height and weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is always recommended to ensure any hidden defects are discovered prior to exchanging contracts.

OVERVIEW

The external joinery and finishes includes the fascias. The joinery is of timber and PVCu

CONDITION

The weatherproof coating to the timber elements is deteriorating. The timber materials should be covered in a protective coating to prevent rainwater from coming in to contact with the wood. Inadequately protected timber receiving regular exposure to water is likely to rapidly deteriorate and is at increased risk of decay. Condition rating 2

The paint work to the external masonry appears to be recent and is generally in satisfactory condition. The painted finish to the external elements will help to prolong the lifespan of the materials beneath the coating. You should anticipate that periodic repairs and maintenance will be required during your ownership in order to maintain the upkeep and appearance of the painted areas. Condition rating 1

32 - Exposed timber

ADVICE & REPAIRS

To repair the high-level timber elements safely and avoid damaging the roof covering, contractors will have to use appropriate access equipment for high-level building work and this can be expensive. The work should be undertaken in conjunction with other high-level repairs to minimise future costs. You should therefore consider not only the costs of repairs and maintenance, but the additional cost for the appropriate equipment to allow safe access.

You should instruct a reputable contractor experienced in high-level works to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

4. Outside the property

4.8 CONSERVATORIES AND PORCHES

2

Limitations on the inspection

The inspection of the conservatories and porches is limited to the visible areas. Due to the exposed nature of these elements, weather conditions may impair the visibility at the time of the inspection. Close up inspection using specialist access equipment is occasionally recommended to ensure any hidden defects are discovered prior to exchanging contracts where access has been restricted.

OVERVIEW

There is an integral porch present. The walls are rendered and partly tiled. The masonry above the opening is supported by a brick arch. The floor is covered with tiles. There is a porch light present.

CONDITION

The rainwater does not effectively drain from the surface of the roof. As a result there is ponding (where water collects on the roof without draining away) present. This can reduce the life of the covering as prolonged exposure to water is likely to accelerate deterioration. Condition rating 2

34 - Ponding

4. Outside the property

4.9 OTHER

NP

Limitations on the inspection

OVERVIEW

Not applicable.

5. Inside the property

This section includes:

- Roof structure
- Ceilings
- Floors and coverings
- Internal walls partitions
- Chimney breasts and fireplaces
- Kitchen and utility rooms
- Bathrooms and cloakrooms
- Internal joinery
- Other

5. Inside the property

5.1 ROOF STRUCTURE

NI

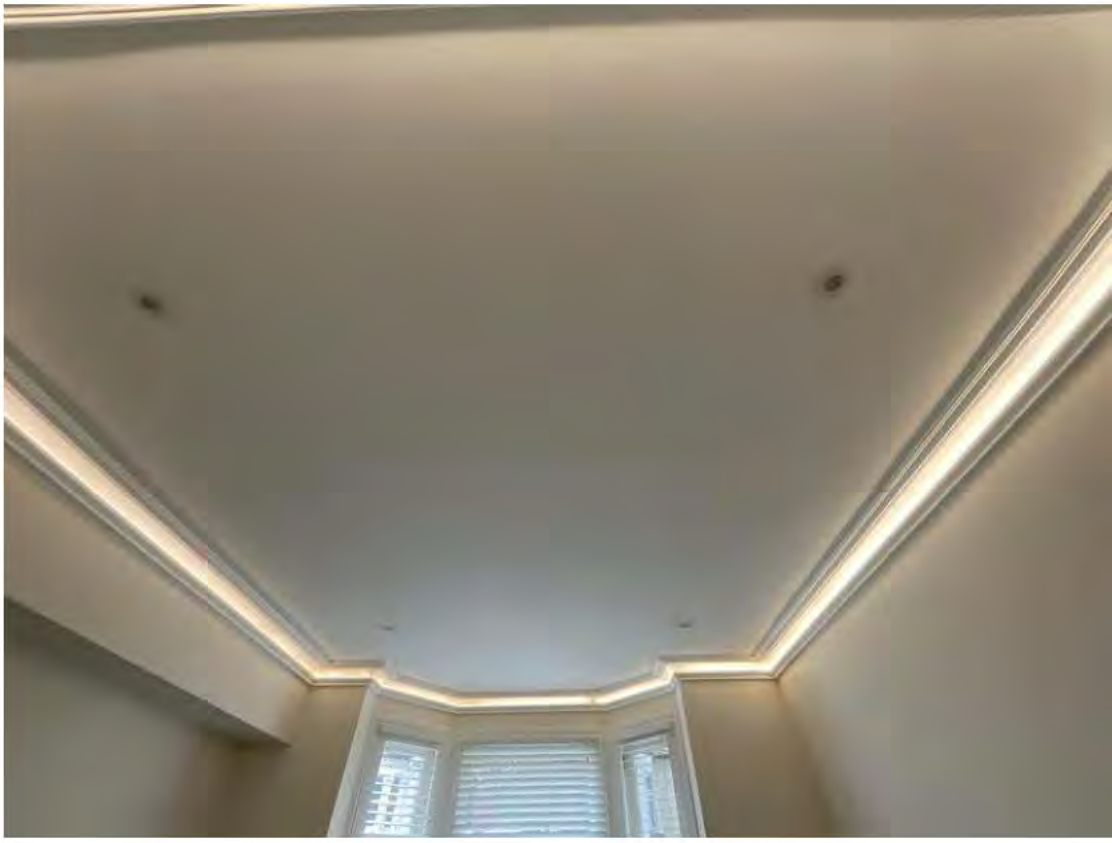
Limitations on the inspection

Where possible and safe to do so a full entry is made to the roof void. The inspection of the roof void may be limited to the areas visible from where it is safe to stand. Where ceiling joists are covered by insulation or unsecured boards it may not be possible to fully enter the void. It is not possible to access the roof void from the subject property.

5. Inside the property

5.2 CEILINGS

1



Limitations on the inspection
The inspection of the ceilings is limited to the visible areas. It is not possible to inspect above the ceiling into the void and concealed areas. Ceilings that are clad or covered in heavy lining paper may have concealed defects present. There is a risk that defects are present that may not be identifiable without intrusive inspection.

OVERVIEW

The ceilings appear to be plasterboard with a plaster skim finish. The ceilings are painted.

CONDITION

The ceilings appear to be generally well-maintained there is minimal discolouration and markings. Condition rating 1

ADVICE & REPAIRS

Due to the age of the building and approximate time of the conversion, there is unlikely to be insulation between the ceiling and floor of the property above. You must anticipate that you will be able to hear your neighbours moving around and talking. If this is not acceptable to you, you must ensure you instruct a sound proofing specialist to provide you with a quote to install insulation to ceilings.

The forming of mould and mildew within properties is almost always as a result of condensation caused by excess water vapour within the air inside the property. The warm moist air condenses on cold surface areas creating the ideal conditions for mould and mildew to form. Improving the ventilation and running the heating at a higher temperature will reduce the likelihood of mould forming.

5. Inside the property

5.3 FLOORS AND COVERINGS

1

Limitations on the inspection
The inspection of the floors is limited to the visible areas. This includes the sub-floor void where access is not restricted. Furniture and floor coverings are not moved. There is a risk that defects are present beneath fixed floor coverings or furniture that may not be identifiable without intrusive inspection.

OVERVIEW

The floors are a mixture of solid and suspended. The floors are mainly covered with carpet and interlocking wood. The bathroom floor is covered in tiles. The kitchen floor is covered in a continuation of the main covering.

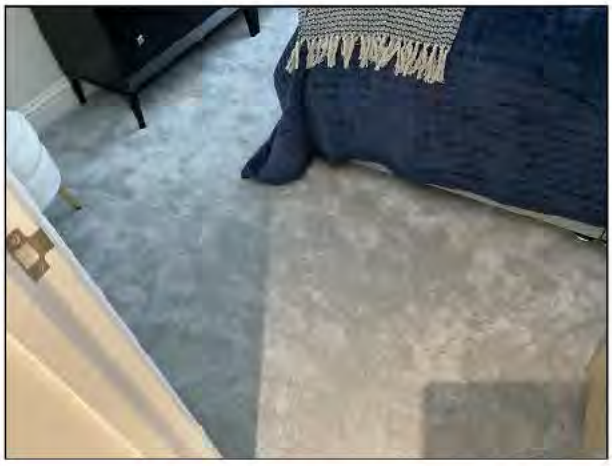
CONDITION

The floors and coverings are generally in satisfactory condition throughout. Condition rating 1

Deflection to the suspended floor is present. This is likely to have have happened in the past following movement to the property that is commonly seen in this type of building. The floors are generally firm and the deflection does not appear to be present anywhere else within the property. Condition rating 1

Solid floors are usually made from concrete and other materials that are supported by the ground. Whilst the solid floor below the coverings could not be inspected, the floor is generally level and there is no sign of any defects. Condition rating 1

42 - Tiled floor

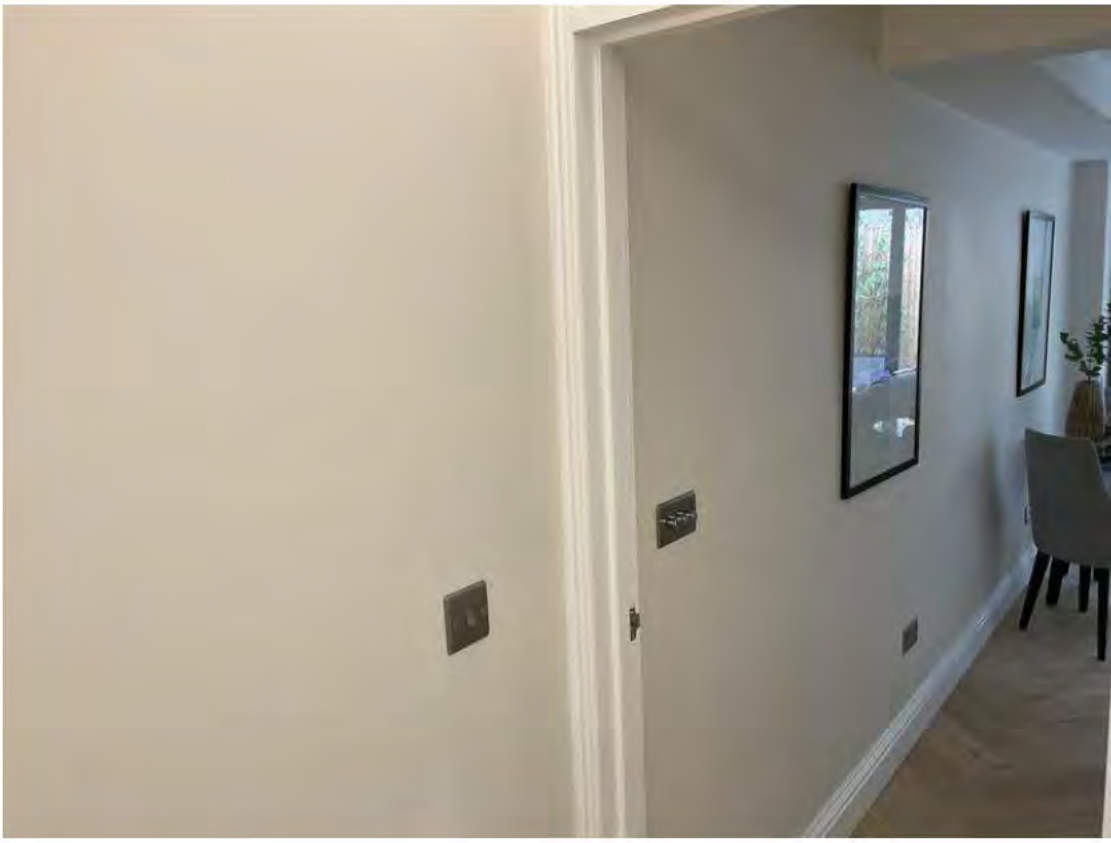


43 - Fitted carpet

5. Inside the property

5.4 INTERNAL WALLS PARTITIONS

3



Limitations on the inspection

The inspection of the internal walls is limited to the visible areas. Furniture and possessions are not moved. Walls that are clad, covered in heavy lining paper or are hidden behind furniture may have concealed defects present. Some moisture related defects can be seasonal and may not be present during warmer months.

OVERVIEW

The internal walls are a mixture of brick or block and partition types with a plaster finish which are mainly painted.

CONDITION

There is evidence that structural alterations have been made to the original layout. The rear internal and external walls appear to have been removed. Whilst there is no evidence to suggest the load above has not been adequately supported, I did not see any evidence to confirm that the structural alterations have been done to regulations. Unsupported walls are at high risk of collapsing and can do so without warning. Condition rating 3

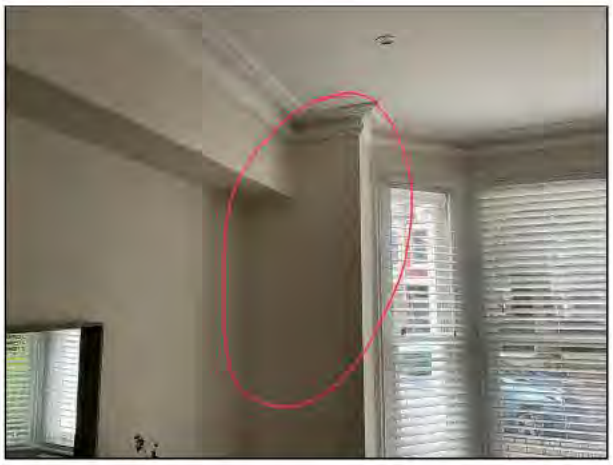
The inside of the external walls were tested at regular intervals (where access was not prevented by large items of furniture) using a moisture detector. High-level moisture readings were recorded when the walls in the reception room and bedrooms were tested. Having investigated the cause further I believe the moisture readings are a result of the external ground level being too high, leaking gutters and the issue requires further investigation from a timber and damp specialist. Condition rating 3

The silicone bead along the worktop, shower room basin and shower enclosure is present and appear to be intact. There is no evidence that the lack of protection has caused deterioration to the surrounding elements. The silicone beading is installed along gaps at junctions in order to provide a waterproof seal that protects the elements from water ingress. Condition rating 1

45 - Internal walls removed

46 - Example of area where dampness was detected

47 - Example of area where dampness was detected



48 - Example of area where dampness was detected

ADVICE & REPAIRS

You should ask your legal adviser to check whether the relevant authority has granted building regulation approval for this work, and/or a guarantee or warranty exists (see section H1). If this does not exist, you should ask an appropriately qualified person to investigate whether the building is properly supported. This will involve intrusive investigations and you will need to get consent from the current owner before proceeding to instruct someone.

Mould is not always caused as a result of a property defect, although some properties are more susceptible to developing mould. Mould almost always forms as a result of condensation repeatedly forming on a cool surface. The cold surface causes the warm moist air to cool which reduces the airs ability to hold the moisture as a vapour. The vapour condenses into a liquid on to the surface and as this process is repeated, it provides an ideal environment for mould to form. You should ensure you periodically wipe down the surfaces that are subject to becoming wet from condensation to reduce the risk of mould forming. Long term solutions can be explored by a specialist and usually involve improvements in ventilation, maintaining a higher internal temperature and reducing the amount of water vapour created.

Due to the high level of moisture detected within some of the walls, it is recommended that you instruct a specialist to carry out a timber and damp survey in order to further investigate the cause of the issue. You should use a suitably qualified contractor who is a member of the PCA (Property Care Association.) You should arrange for the inspection to take place before exchanging contracts and obtain a quote for any required remedial work.

Due to the way in which older buildings are constructed, they are more prone to moisture issues than more modern alternatives. Damp is a common issue in period properties and the best approach is often management of the issue rather than eradication. Whilst modern waterproofing can prevent damp from causing problems internally, they can cause the issue to move elsewhere and areas previously unaffected may start to deteriorate. You should ensure that issues causing water ingress are repaired and where possible keep the external walls unobstructed. This will help to minimise the effects of dampness inside the building. Where defects contributing towards internal dampness have been identified, you must be prepared that even once the defect has been rectified, the issue of

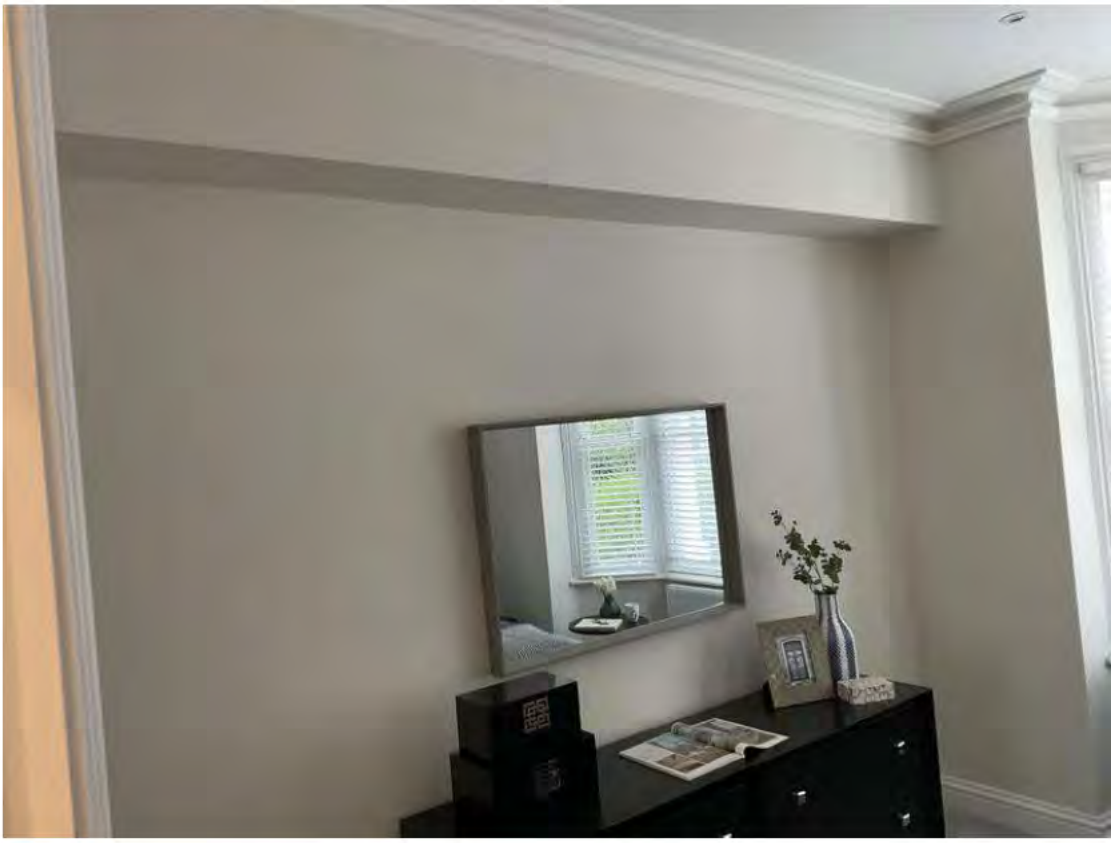
damp may only be reduced and not eradicated.

You should instruct a reputable contractor to quote for repairs to the defects identified in order to ensure you are aware of the potential costs prior to committing to exchanging contracts.

5. Inside the property

5.5 CHIMNEY BREASTS AND FIREPLACES

3R



Limitations on the inspection

The inspection of the chimney breasts is limited to the visible areas. The safe function or condition of the concealed areas such as the flues is not possible to confirm. Connected appliances are not operated and their condition and function does not form part of the survey.

OVERVIEW

There are no fireplaces or chimney breasts present.

CONDITION

All of the chimney breasts have been removed from the property. Whilst there is no evidence to suggest the load above has not been adequately supported, I was not provided with any evidence to confirm that the structural alterations have been done to regulations. Unsupported chimney breasts are at high risk of collapsing and can do so without warning. Condition rating 3

ADVICE & REPAIRS

The removal or part-removal of a chimney breast will normally require building regulations. Where work is carried out to a chimney breast without approval from the Local Authority Building Control dept, there is a risk that the work may not have been carried out to the standards required. Where no evidence of a Building Regulation Completion Certificate has been provided, there is a risk to the safety of the occupants and to the structure. You must ensure copies of the relevant certificates for the works undertaken are obtained prior to exchanging contracts.

5. Inside the property

5.6 KITCHEN AND UTILITY ROOMS

2

Limitations on the inspection

The inspection of the kitchen includes the operation of the cupboards and drawers in accordance with the instructed level of service. No intrusive investigations are made and defects may be present behind or beneath the units. Kitchen appliances are not operated and their condition and function does not form part of the survey. Where appliances are included within the purchase you are advised to have them checked by a suitably qualified contractor.

OVERVIEW

The kitchen is a fitted type. The units are modern in appearance. All of the cupboard and drawers were opened and closed to test their function. The worktops are a type of stone.

CONDITION

The end panel has not been installed level. Whilst the defect does not affect the function of the element. You will need to anticipate the costs associated with repairing or replacing the defect where repairs are unlikely to be effective. Condition rating 2

There is an extractor fan present. An extractor fan removes the moist air created by cooking from the property and helps to reduce the risk of defects associated with condensation. Over time, an extractor fan will become less effective and periodic replacement is recommended. Condition rating 1

The tested drawers and cupboards functioned correctly when tested. Condition rating 1

51 - End panel not level

ADVICE & REPAIRS

General advice The current Building Regulations require an extractor fan to be present in the kitchen. The fan should be capable of extracting 30l/s if placed over the hob and 60lt/s if place elsewhere within the kitchen. The efficiency of extractor fans deteriorates with age and use. You should anticipate the need to replace the item periodically.

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, or obscure dampness to walls.

You will need to try and identify the manufacturer of the kitchen and the range in order to source replacement parts. Ranges regularly change and you must anticipate for the fact that the current ranges available may different and an exact match for the defective coverings may not be possible to source. You should make plans to have all the coverings replaced as precaution.

5. Inside the property

5.7 BATHROOMS AND CLOAKROOMS

1

Limitations on the inspection
No intrusive investigations are made and defects may be present behind or beneath the enclosed sanitary ware.

OVERVIEW

There is a shower room present. The sanitary fittings include the basin, shower and WC. The sanitary fittings are generally modern in style.

CONDITION

There is an extractor fan present in the shower room. An extractor fan removes the moist air created by bathing from the property and helps to reduce the risk of defects associated with condensation. Over time, an extractor fan will become less effective and periodic replacement is recommended. Condition rating 1

Safety glass is required to be present within the shower screen. I was able to identify the relevant safety markings on the glass. Safety glass is designed to be less likely to break on impact, or less likely to cause harm when broken. The presence of safety glass greatly reduces the risk of serious injury as a result. Condition rating 1

There is no evidence of damage to the sanitary ware. Condition rating 1

ADVICE & REPAIRS

The current Building Regulations require an extractor fan to be present in the bathroom. The fan should be capable of extracting 15l/s. The efficiency of extractor fans deteriorates with age and use. You should anticipate the need to replace the item periodically.

5. Inside the property

5.8 INTERNAL JOINERY

3R

Limitations on the inspection
The inspection of the internal joinery includes the operation of the doors and in built storage cupboards in accordance with the instructed level of service. No intrusive investigations are made and defects may be present behind or beneath the units.

OVERVIEW

The joinery items consist of the internal doors, architraves, skirting boards and bathroom joinery. The decorative timber elements are moulded types. The internal doors are moulded types. They are likely to be replacement types.

The doors are stained. All of the internal doors were operated to test their functionality by opening and closing back into the frame.

CONDITION

Current regulations require flats that have undergone extensive renovation or have had the roof void converted have fire doors fitted to every habitable room off the stairwell and hallway. This is to ensure that a protected escape route from all the rooms is available in the event of a fire. Currently the habitable rooms are not separated from the escape route by fire doors. As a result, there is an increased risk that occupants will be unable to safely escape the property in the event of a fire. Condition rating 3

There is no fire-door separating the kitchen from the rest of the property. Most house fires start in the kitchen. The lack of a fire door between the kitchen and the main accomodation drastically reduces the time for occupants to escape the building in the event of a fire. Condition rating 3

One of the internal doors contains glass. I was able to identify the relevant safety markings on the glass. Safety glass reduces the risk of serious injury should the glass shatter. Condition rating 1

The internal doors operated correctly when tested. No defects to the doors was identified. Condition rating 1

ADVICE & REPAIRS

You should instruct a qualified contractor experienced in fire safety to advise you on the correct type of doors to install or the alterations required to the current doors to ensure a fire safe passage is created from all the habitable rooms through to the exit. Should you decide not to do this, you must accept the risk and ensure that you make adequate provisions for the safe escape from the property in the event of a fire.

5. Inside the property

5.9 OTHER

2

Limitations on the inspection

The inspection of the communal hallways is limited to the immediate area leading from the main entrance to the subject property. The elements of the hallway are only visually inspected to the extent that a general opinion can be provided on the overall condition.

The inspection of cellars is limited to the accessible areas. A sample of the timber sub floor (where present) is tested for moisture.

OVERVIEW

CELLAR

There is a cellar present. The cellar is accessed via a door beneath the stairs in the hallway leading to timber steps. There is a light present. The walls are of brick and the floor is a solid type. The ground floor suspended floor is visible.

COMMUNAL HALLWAY
There is a communal hallway present.

CONDITION

CELLAR

High-level moisture readings were recorded against some of the walls. This is common in cellars but can lead to moisture related issues developing in other areas. The ventilation should be improved and the outside ground level should be sloped away from the cellar to ensure that rainwater is directed away from the air bricks below the outside steps. Condition rating 2

The stairs to the cellar are not compliant with the regulations that help to prevent accidental falls. There is an increased risk that someone could be injured when using the stairs as a result. You must anticipate that they will need to be replaced. Condition rating 2

COMMUNAL HALLWAY
The communal hallway is generally well-maintained. Condition rating 1

55 - Overview of the communal hallway

ADVICE & REPAIRS

CELLAR

Cellars are susceptible to moisture related issues. You should periodically check the cellar even when not used to ensure it is dry and well ventilated. This will help to protect the timber elements from attack from rot and wood boring insects. Good ventilation is required to reduce the levels of dampness and help prevent wood rot from developing.

Cellars can provide useful additional space in many properties. Because they are underground and designed only to store solid fuel, many cellars are not usable. Improving cellars is expensive because of low ceiling heights, lack of daylight, extensive dampness, and difficult access stairs.

COMMUNAL HALLWAY

Responsibility for the maintenance and safety of the communal areas is that of the 'responsible person.' This is most commonly the landlord or their managing agent. Whilst the communal areas appear to be adequately maintained, you must ensure that a valid Fire Risk and Asbestos Assessment has been undertaken and that any of the requirements within the report have been complied with.

6. Services

This section includes:

- Electric
- Gas
- Plumbing
- Heating and hot water
- External drainage
- Other services

6. Services

6.1 ELECTRIC

3R

Limitations on the inspection
Confirmation of the safe function of the electrical installation can only be given by a qualified regulated contractor. Unsafe electrical installations can be a threat to life or carry a significant risk of serious injury and should not be used without valid safety certificates.

OVERVIEW

The property is connected to the mains electrical grid. The meter is located in in the cellar. The consumer unit is located in the same location as the meter. The breakers are housed in a metal consumer unit.

CONDITION

I was not provided with an EICR certificate that confirms the electrical installation complies with the current regulations and is safe for use. Condition Rating 3

Some of the breakers are not protected by an RCD (residual current device). An RCD is a life-saving device that is designed to prevent you from getting a fatal electric shock if you touch something live, such as a bare wire. It can also provide some protection against electrical fires. Condition rating 3

A smoke alarm is present. The smoke alarms were not tested. You must ensure you test them on occupation and at regular intervals thereafter. Condition rating 1

56 - Electrical installation

57 - Breakers

ADVICE & REPAIRS

The condition of the electrical installation can only be reported on by a qualified person. Where a current EICR has not been provided, you should instruct a suitably qualified electrician to perform an EICR (Electrical Installation Condition Report) and to advise you on any urgent works that may be required to ensure the property is safe before exchanging contracts.

6. Services

6.2 GAS

3R

Limitations on the inspection
Confirmation of the safe function of the gas installation can only be given by a qualified regulated contractor. Unsafe gas installations can be a threat to life or carry a significant risk of serious injury and should not be used without valid safety certificates.

OVERVIEW

The property is connected to the mains gas network. The meter is located in in the cellar. There is a gas supply serving the boiler.

CONDITION

I was not provided with Gas Safety certificate that confirms the gas installation has been recently tested, complies with the current regulations and is safe for use. Condition Rating 3

Should an emergency occur that requires the shutting off of the gas supply to the property, the meter should be located in an easy to reach location. Condition rating 1

ADVICE & REPAIRS

The condition of the gas installation can only be reported on by a qualified person. Where a current gas safety certificate has not been provided, you should instruct a suitably qualified Gas Safe engineer to perform a gas safety check at the property and provide a certificate detailing the compliance of the gas appliances with the current regulations before exchanging contracts.

6. Services

6.3 PLUMBING

2

Limitations on the inspection
In most houses the majority of the plumbing is concealed within walls or beneath floors. No intrusive investigations are made and defects may be present within the concealed parts of the plumbing. The taps and showers are briefly operated to check that hot and cold water is running. It is possible that defects may occur during regular daily use that where not visible at the time of the inspection due to the isolated nature of testing.

I was unable to test the basin plumbing due to the sign. You should ensure this is checked before exchanging contracts.

OVERVIEW

The property is connected to the mains water supply. Where seen, the water pipes are mainly of copper and the internal drainage pipes are mainly of plastic. There is an outside tap present.

CONDITION

There plumbing is connected to a pump which is designed to improve the flow of water to the outlets. The pump is not wired in You may experience issues with the consistency of the water flow as a result. Condition rating 2

I was able to locate the stopcock (its function was not tested) in the cellar. You must ensure you do not block access to the stopcock. In the event of an emergency, shutting off the water quickly can help prevent significant damage to the property and possessions. Condition rating 1

Lead pipework was not identified during the inspection. Condition rating 1

When tested, cold water was running to the outlets in the kitchen and bathroom. Condition rating 1

The WC functioned correctly when the flush was operated. Condition rating 1

60 - Pump not connected

61 - Water filters

62 - Sign

ADVICE & REPAIRS

The mains stopcock allows for water to be shut off to the property in the event of an emergency or when maintenance works need to be undertaken. Where there is no stopcock present the property is at greater risk due to the inability to quickly shut off the supply. Older stopcocks are also known to fail and you should ensure that you test the stopcock's function upon occupation. If it does not shut off the supply as expected you must instruct a reputable contractor to fit a new one as soon as possible.

Concealed cisterns can be difficult to repair or replace should they become faulty. You must anticipate that destructive works to the area may be required in order to repair the cistern in the future.

6. Services

6.4 HEATING AND HOT WATER

3R

Limitations on the inspection
Confirmation of the safe function of the heating installation can only be given by a qualified regulated contractor. Unsafe heating installations can be a threat to life or carry a significant risk of serious injury and should not be used without valid safety certificates.

OVERVIEW

The main heating is provided by a gas fired boiler providing hot water through a network of pipes connected to radiators throughout the property. The boiler is located in the kitchen. There is a smart thermostat located in the property. The hot water is provided by the same gas boiler that provides the space heating. The main heating is

supplemented by underfloor heating.

CONDITION

I was not provided with a certificate that confirms the heating installation complies with the current regulations and is safe for use. Condition Rating 3

In order for a boiler to be serviced or replaced in the future, unrestricted access is likely to be required. Where a boiler is concealed within a tightly fitting cupboard, it may prevent access for future servicing and repairs. You must ensure you instruct a Gas Safe engineer to inspect the installation and confirm that the current boiler location does not restrict future maintenance or replacement. Condition rating 3

A radiator is present in each of the habitable rooms. Condition rating 1

Although I am unable to confirm that the heating is operational as it was not on during the inspection, there is no obvious signs of defects to the space heating. Condition rating 1

64 - Smart thermostat

ADVICE & REPAIRS

Where evidence of installation and safety certificates have not been provided, you must not use any of the heating appliances without first having them checked by a suitably qualified contractor.

You should enquire whether the smart thermostat is to be included within the sale and if there is a subscription

required in order to use it. If it is to be removed, you will need to make plans to replace it with an alternative upon occupation.

You should ask the vendor to confirm that the heating installation functions correctly. If they are unable to do this, you should request that they arrange to have the heating turned on and reinspect the property at a time when the heating is in operation. If you cannot get confirmation that the heating functions correctly before purchasing, there is a risk that you may encounter costly repairs when you try to operate it in the future.

Electric underfloor heating systems can be expensive to use, difficult to repair and may affect the future saleability of the property.

Instant boiling water taps can result in increased energy costs. They may also require periodic maintenance. Due to the nature of instant boiling water, you should also ensure you review the operating instructions prior to use to prevent injury.

6. Services

6.5 EXTERNAL DRAINAGE

3

Limitations on the inspection

No intrusive or CCTV equipment is used to assess the external drainage and sewerage. The condition is limited to the visible pipes only and where relevant the manholes and inspection chambers located within the demise. Confirmation of the condition of the whole system can only be obtained with specialist investigation.

I was unable to inspect the manhole in the rear due to the manhole cover being a type that requires two people to lift to prevent personal injury and damage to the surrounding elements.

OVERVIEW

The property is connected to the mains drainage. The waste water and rainwater drainage are combined. The waste pipes connect to a soil vent pipe located at the rear of the property. The soil vent pipe is of plastic. I was able to locate and inspect a manhole in the front garden. I was able to locate a manhole in rear garden.

CONDITION

The joint of the soil vent pipe branch is not watertight. Foul water is leaking from the area. All water leaks can cause issues related to dampness within the building. Foul water leaks also present a safety hazard due to the contamination of the water. Condition rating 3

Following inspecting the manhole, I was able to see debris within the drain pipes. Whilst debris can enter the drains through other means, due to the age of the pipes and the materials used in the construction of the pipes, the presence of debris is likely to be linked to damage within the sewerage system. You must ensure this is investigated further prior to exchanging contracts. Condition rating 3

The gully at the front of the property is blocked by debris and this should be cleared out in order to ensure rainwater is able to continue to drain away effectively and the risk of moisture related issues developing from excess rainwater is reduced. Condition rating 1

66 - Cracked soil pipe

ADVICE & REPAIRS

Clay pipes can become brittle and fragile over time due to natural aging and exposure to environmental elements. This makes them more susceptible to cracking, breaking, or collapsing, especially under pressure or ground movements. In older buildings with clay sewerage it is advisable that you should have the system inspected periodically by a reputable CCTV drain inspection company in order to stay on top of any defects that may occur. You must ensure you instruct a CCTV drainage inspection due to the defects identified within the drains. This must be done before you exchange contracts.

Surface gullies should be periodically checked and any debris removed.

6.6 OTHER SERVICES

NP

Limitations on the inspection

OVERVIEW

Not applicable.

7. Grounds

This section includes:

- Gardens
- Garages
- Permanent outbuildings

7. Grounds

7.1 GARDENS

2

Limitations on the inspection
Assessment of the grounds is visual only. The inspection is limited to the accessible areas. Overgrown and dense areas are not entered. Boundaries are not measured against title plans. Identification of invasive species can be limited by the time of year and location. Investigation by a specialist is recommended for clarity

OVERVIEW

Access to the entrance of the building is via the front garden. The boundaries are denoted by brick walls. The grounds are mainly made up of crazy paving. Access to the front door is via a concrete path. The property benefits

from access to a rear garden and courtyard. The boundaries are denoted by timber fences and surrounding walls. The ground is mainly made up of a patio.

CONDITION

The poured concrete path and block paving in the front garden is deteriorating which is allowing vegetation to grow through the cracks. Exact match repairs are likely to be difficult and you should anticipate that once repaired there will be an obvious difference between the original sections and new sections. Condition rating 2

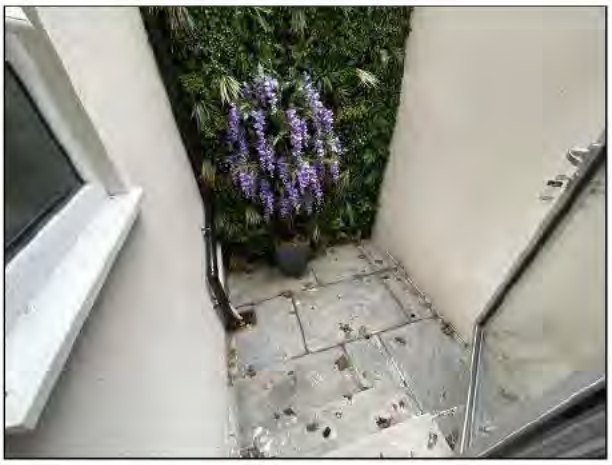
The marketing details I was provided labelled the front garden as a driveway. A crossover to allow vehicles to access the front garden is not present. This means the front garden cannot legitimately be used for parking a vehicle. There is a cost involved to create the crossover and there is no guarantee that the local authority will approve a future application for a dropped kerb. Condition rating 2

The gardens at the rear are generally well maintained. There are no major defects that are like to result in urgent or costly repairs in order to continue enjoyment of these areas. You must anticipate that regular maintenance will be required in order to keep the gardens in good condition. If not maintained rapid deterioration is likely to occur that may lead to increased future maintenance costs. Condition rating 1

36 - Overview of the front garden

37 - Example of the damaged paving

38 - Cracked path



39 - Overview of the rear courtyard garden

ADVICE & REPAIRS

A visual inspection of the ground was conducted. I was unable to identify the presence of Japanese Knotweed within the boundary of the property. Japanese Knotweed is an invasive species that can cause issues with lenders, affect the valuation of the property and in some cases prevent future sales. Whilst no evidence was present at the time, you must ensure you ask your solicitor to check with the vendors whether there has been a previous infestation. It is not uncommon for Japanese Knotweed to have been present previously, but to have been treated or removed. There is a misconception with many owners that once the works have been carried out there is no longer an obligation to disclose its history – this is incorrect. If, following your request, information comes to light confirming a previous presence of knotweed, I would recommend you get back in touch with me so I can advise you further on the risks and implications.

Some of the defects appear to be within areas that are likely to fall within the responsibility of the whole building. You should ask your legal advisor to confirm the extent of your maintenance responsibilities, what areas are included within the shared parts of the building and what portion of the costs you are liable for.

The costs of maintenance to gardens is often overlooked during the property purchasing process. You should instruct a reputable garden contractor to provide you with a quote for the repairing the issues identified before you proceed to exchange contracts.

7.2 GARAGES

NP

Limitations on the inspection

OVERVIEW

There are no garages present.

7.3 PERMANENT OUTBUILDINGS NP

Limitations on the inspection

OVERVIEW

There are no permanent outbuildings present.

8. Key defects

This section summarises defects and issues that present a risk to the building, 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.

8.1 STRUCTURAL MOVEMENT AND CRACKING

The property is located in an area that has clay sub-soils. Clay sub-soils are a shrink/swell soil type. This means properties built on this type of ground are far more susceptible to issues of movement. A small amount of movement is common for the age and type of property and is not deemed to be structural. However you should ensure you periodically inspect the walls and notify your insurer immediately if you notice the current cracks expanding or new cracks forming. The effects of climate change mean older buildings are becoming at greater risk of facing structural movement in the future.

8.2 TIMBER DEFECTS AND INFESTATION

Not present.

8.3 DAMPNESS AND MOULD

The property is affected by dampness that may be caused by penetrating water amongst other defects. The affected areas are: Walls and partitions.

Mould is not always caused as a result of a property defect, although some properties are more susceptible to developing mould. Mould almost always forms as a result of condensation repeatedly forming on a cool surface. The cold surface causes the warm moist air to cool which reduces the airs ability to hold the moisture as a vapour. The vapour condenses into a liquid on to the surface and as this process is repeated, it provides an ideal environment for mould to form. You should ensure you periodically wipe down the surfaces that are subject to becoming wet from condensation to reduce the risk of mould forming. Long term solutions can be explored by a specialist and usually involve improvements in ventilation, maintaining a higher internal temperature and reducing the amount of water vapour created.

Due to the way in which older buildings are constructed, they are more prone to moisture issues than more modern alternatives. Damp is a common issue in period properties and the best approach is often management of the issue rather than eradication. Whilst modern waterproofing can prevent damp from causing problems internally, they can cause the issue to move elsewhere and areas previously unaffected may start to deteriorate. You should ensure that issues causing water ingress are repaired and where possible keep the external walls unobstructed. This will help to minimise the effects of dampness inside the building. Where defects contributing towards internal

dampness have been identified, you must be prepared that even once the defect has been rectified, the issue of damp may only be reduced and not eradicated.

8.4 SAFETY AND SECURITY

There does not appear to be a protected safe escape route from the building in the event of a fire. There is an increased risk that occupants may not be able to safely evacuate the property in the event of a fire.

The property is unlikely to comply with the current requirements for fire safety within buildings. You must instruct an experienced fire risk assessor to provide you with a fire-risk assessment detailing the relevant improvement works you should make in order to make the property safe for occupation.

The minimum recommendation is that a smoke alarm is installed on every floor of the property and in addition a heat sensor is installed in the kitchen. Upon occupation, you should test all alarms that are present to ensure they are working and arrange to have any additional alarms installed where the property falls short of the current advice.

Glass is present that could not be confirmed as a safety type. Safety glass is designed to be less likely to break on impact, or less likely to cause harm when broken. Non-safety glass presents an increased risk of injury following impact.

You must ensure that a working carbon monoxide alarm is present within any room that contains a combustion appliance. This includes open fireplaces.

You must ensure that you obtain copies of the current safety certificates for the gas and electrical installations before use.

8.5 ASBESTOS AND HAZARDOUS MATERIALS

Elements that may contain asbestos particles were identified. There is a pipe in the cellar that is made of a cement material that may contain asbestos. You must ensure you follow the government guidelines regarding the safe removal or repair. Further information regarding the risks and management of the material is available at: www.hse.gov.uk/asbestos

No evidence of lead paint was identified and it is generally considered that most houses built after the mid 1960s are at low-risk of containing lead-based paint. However, most lead-based paint was only banned from being sold to the general public in 1992 and it is commonly believed that old paint stock continued to be used for a few years or so after that date. Therefore, any property built before 1995 may have been decorated with a paint containing lead particles. Where older paintwork is present, you should have it tested prior to disturbing it. You should also ensure

you follow the guidelines issued by DEFRA on the Government website to make sure any works undertaken to suspected lead-based paint are done so in a safe manner.

Although lead pipework was not identified during the inspection. Properties built before 1970 are at risk of containing lead pipework. The risk of lead entering the drinking water can be less severe in hard water areas like London due to the buildup of limescale around the internal pipework creating a coating between the water and metal. For further information and advice, visit the Drinking Water Inspectorate website: www.dwi.gov.uk

67 - Cement pipe

8.6 JAPANESE KNOTWEED AND INVASIVE PLANTS

Japanese Knotweed is an invasive species that can cause issues with lenders, affect the valuation of the property and in some cases prevent future sales. You must ensure you ask your solicitor to check with the vendors whether there has been a previous infestation. It is not uncommon for Japanese Knotweed to have been present previously, but to have been treated or removed. There is a misconception with many owners that once the works have been carried out there is no longer an obligation to disclose its history – this is incorrect. If, following your request, information comes to light confirming a previous presence of knotweed, I would recommend you get back in touch with me so I can advise you further on the risks and implications.

8.7 RADON AND CONTAMINATED LAND

Radon is a colourless, odourless radioactive gas. It is formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Any exposure to this type of radiation is a risk to health. Radon is everywhere; formed from the uranium in all rocks and soils. Outdoors everywhere and indoors in many areas the radon levels are low and the risk to health is small. The amount of radon is measured in becquerels per cubic metre of air (Bq m-3). The average level in UK homes is 20 Bq m-3. For levels below 100 Bq m-3, your individual risk remains relatively low and not a cause for concern. However, the risk increases as the radon level increases. Source UKRadon

The property is located in an area that falls within the lowest risk category of radon exposure.

8.8 FLOODING

According to my desktop research, the property is not in an area that is vulnerable to flooding.

8.9 DISTURBANCE

The upstairs neighbour could clearly be heard walking around during the inspection. It is unlikely that noise transference can be reduced without significant works to install insulation between the flats.

8.10 MISSING CERTIFICATES

Building regulations completion certificate for the rear extension, conversion into flats, removal of the chimney breasts and internal alterations to the original layout.

A FENSA or equivalent certificate for the double glazed units.

EICR for the electrical installation.

Gas safety certificate for the heating installation.

PCC, NHBC or equivalent warranty for the renovation works.

8.11 ENERGY AND INSULATION

The current EPC rating is C.
Please note: It is beyond the scope of this survey to check these ratings and so I cannot comment on their accuracy.

During the inspection, I did not identify any issues related to the EPC rating.

9. Legal matters

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

Regulation and guarantees

You should ask your legal adviser to confirm whether the removed chimney breast has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the rear extension has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the removed internal wall has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the removed chimney stack has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to confirm whether the conversion into flats has received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

You should ask your legal adviser to obtain confirmation that a Fire Risk Assessment has been carried out and that the requirements have been complied with.

A build over agreement may be required following the extension works. You must ask your legal advisor to check whether agreement from the local water authority was provided and advise on the implications.

You should ask your legal adviser to confirm whether the alterations made to the original property have received consent from the freeholder (including, where required, a license for alterations) and advise on the implications.

You should ask your legal adviser to confirm whether a FENSA or equivalent certificate is available for the double glazed units.

You should ask your legal adviser to confirm whether an installation certificate confirming that the heating installation complies with the current regulations has been provided.

You should ask your legal adviser to confirm whether an installation certificate confirming that the electrical installation complies with the current regulations has been provided.

You should ask your legal adviser to confirm whether a PCC, NHBC or equivalent warranty for the renovation works has been provided by the developer and advise on the implications.

Other matters

You should ask your legal advisor to check whether there are any impending S20 (major works) notices due to be served on the leaseholders and to advise you of your liability for the associated costs.

Some of the repair works recommended may require consents from the freeholder or managing agent. You should discuss this with your legal advisor so they can advise you on the relevant implications.

The property has been altered in locations that are likely to be within the scope of the requirements for a party-wall agreement. You should ask your solicitor to confirm whether party wall agreements for the alterations was sought at the time the works were carried out and advise on the relevant implications.

Some of the repair works recommended may require consents from the owners of the adjoining properties. You should discuss this with your legal advisor so they can advise you on the relevant implications.

Where significant renovation or alteration works have been carried out you must ensure you request the details of any warranty that accompanies the works. Where no warranty exists, you may be unable to make a claim for defects that come to light during your ownership of the property. You should discuss this with your legal advisor so they can advise you on the relevant implications.

I have been advised that the property is a leasehold. You must ensure you review the lease with your solicitor before proceeding to exchange contracts. Leases can be complex, full of legal script and difficult to understand. Your obligations under the lease should be considered before you make any repairs to the defects detailed in this report.

10. Surveyors declaration

Date of report
23rd October 2024

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

James Nicol

James Nicol AssocRICS
RICS number: 6882319

Thank you for choosing Alexander Heron Surveyors

www.alexanderheron.com