SOUTH SURVEYORS

RICS

LEVEL 3

Your survey report

Property address
South Surveyors - SAMPLE REPORT

Client's name
XXXXX

Consultation date
Sample Report

Inspection date
Sample Report

Surveyor's RICS number
5046948

3

Contents

A	About the inspection and report	1
B	Overall opinion	5
C	About the property	10
D	Outside the property	16
E	Inside the Property	37
F	Services	67
G	Grounds	74
H	Issues for your legal advisers	86
I	Risks	88
J	Energy Matters	91
K	Surveyor's declaration	94
L	What to do now	96
M	Description of the RICS Home Survey – Level 3 service and terms of engagement	98
N	Typical house diagram	105
	RICS disclaimer	107
	Leasehold properties advice	108
	Maintenance tips	110

SOUTH SURVEYORS

RICS

A

About the inspection

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

A About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- 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 our best endeavours 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 briefly outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instruction to us (the firm) for a full list of exclusions.

A

About the inspection

Surveyor's name

Jairzinho Ettienne AssocRICS

Surveyor's RICS number

5046948

Company name

South Surveyors

Date of the inspection

Sample Report

Report reference number

BS/SAMPLEREPORT

Related party disclosure

I am not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

South Surveyors - SAMPLE REPORT

Weather conditions when the inspection took place

The weather at the time of our inspection was Over cast and dryand this had been preceded by a period of generally varied conditions.

Status of the property when the inspection took place

The property was occupied and furnished throughout with floor coverings restricting our inspection. Personal effects further limited our inspection of the interior. Generally, the property internal is kept in a good condition, some external defects has affected the internal and these are mentioned within the report.

SOUTH SURVEYORS

RICS

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.

Summary of condition ratings

Overall opinion of property

B

The property is considered to be a reasonable purchase although there are a number of defects which require immediate attention, and which will require some expenditure at the outset. I would not expect any particular difficulty on resale in normal market conditions, provided that the necessary works are carried out to a satisfactory standard.

You should investigate the cost of these works prior to commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

It is very important that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 2 or 3, I particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

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.

Element no.	Document name	Received

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	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
D8	Other joinery and finishes	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water heating	
F6	Drainage	
F7	Common services	
G2	Permanent outbuildings and other structures	
G3	Other	

B Condition ratings

2 Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D5	Windows	
D6	Outside doors (including patio doors)	
E5	Fireplaces, chimney breasts and flues	
E8	Bathroom fittings	
E9	Other	

1 Elements with no current issues

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

Element no.	Element name	Comments (if applicable)

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	Comments (if applicable)
D7	Conservatory and porches	
D9	Other	
E1	Roof structure	
G1	Garage	

Summary or repairs and cost guidance

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost guidance (optional)

B Condition ratings

Further investigations

Following our initial inspection of the property, we have identified a number of areas that require further investigation, remedial works, or ongoing monitoring. We strongly recommend that all of the following points are carefully considered prior to proceeding with any purchase.We require you to undertake further investigations in relation to the chimney stacks. Written confirmation should be obtained that any stack removal was carried out correctly, in accordance with building regulations and best practice. This should include evidence that the roof structure was adequately made good following the removal, that any spear or associated ironwork was properly addressed, and that all associated roof works were completed to a satisfactory standard. Documentary evidence or a guarantee from the contractor who carried out the works would be advisable.The rainwater goods, including guttering, downpipes, and associated fixings — were noted to be in fair condition at the time of inspection. Whilst no immediate action is required, these should be monitored and maintained on a regular basis to prevent water ingress or deterioration over time.The main walls of the property require further investigation. We recommend that the freeholder appoints a suitably qualified structural engineer to carry out a full assessment. This is particularly important given that movement has been identified within the building fabric. The nature, cause, and extent of this movement must be properly investigated and assessed before any purchase is finalised, as this could have significant implications for both the structural integrity of the property and future insurance and mortgage arrangements.The existing windows should be replaced with modern, energy-efficient units. Upgrading to double or triple glazed windows would not only improve the thermal performance of the property but would also contribute meaningfully to reducing ongoing energy bills for the occupants. Obtaining quotes for this work prior to exchange would allow any costs to be factored into negotiations.The soffits and fascia boards were found to be in a condition requiring repair. These should be attended to in order to prevent moisture penetration and to maintain the integrity of the roof eaves. Where boards are found to be beyond economical repair, replacement should be considered.The flat roof to the shed is at or beyond the end of its serviceable life and requires replacement. A new felt, fibreglass, or EPDM rubber roof covering should be installed by a competent roofing contractor at the earliest opportunity to prevent ongoing water ingress and potential damage to the structure below.The flashing situated above the window in the lounge has been identified as requiring repair. Defective flashing is a common source of water penetration and, if left unaddressed, can lead to damp, rot, and damage to internal finishes. This work should be carried out as a matter of priority by a qualified roofing contractor.Any damp proofing or remedial damp works that have previously been carried out to the property must be confirmed in writing. Copies of all guarantees should be obtained and it should be verified that these guarantees are both valid and transferable to a new owner. If guarantees cannot be provided or are non-transferable, further investigation by a qualified damp specialist should be commissioned.The retaining walls on the property should be closely monitored for any signs of movement, bulging, or deterioration. Whilst no immediate failure was identified at the time of inspection, retaining walls can be subject to significant lateral pressures and any change in their condition should be assessed by a structural engineer without delay.It should be noted that there are a considerable number of works identified at this property, ranging from items requiring immediate attention to those that will require expenditure in the short to medium term. The cumulative cost of these works could be substantial, and we strongly advise that prospective purchasers obtain detailed contractor quotes for all identified items prior to exchange of contracts. This will allow an informed assessment to be made as to the true cost of the property and should be factored into any offer or renegotiation accordingly. We recommend that this report is shared with your solicitor and financial adviser as part of your due diligence process.

SOUTH SURVEYORS

RICS

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a period conversion

Approximate year the property was built

Circa 1900's

Approximate year the property was extended

Not applicable

Approximate year the property was converted

post 1960

Information relevant to flats and maisonettes

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with your legal adviser before any work is done (see section H.3).The owner of the neighbouring property may have a number of legal rights over the shared parts of the roof covering. You should check with your legal adviser before you do any work (see section H.3).The rainwater gutters and pipes are shared with the neighbouring property. You should check with your legal adviser about your rights and obligations (see section H.3).The rainwater pipe serves the roofs to this and the neighbouring property. Any shared drainage systems should be covered by a legal agreement so it is clear who is responsible for its maintenance. You should ask your legal adviser to check this (see section H.3).

Construction

The property is built using traditional materials and techniques. It is constructed of solid walls finish with render and paint. The property is located on the ground and first floor of the converted building.With a combination of solid floors and suspended timber floors, solid and light weight internal partitions walls (plasterboard cladded walls) timber windows and a combination of timber and uPVC doors and traditional joinery throughout, all under pitched and tiled roof.

Accommodation

N/A

C

About the property

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Lower ground		2	1					
Ground	1		1		1			
First								
Second								
Third								
Other								
Roof space								

Means of escape

There is escape routes via the front entrance door which is the main access egress and additional egress via the doors on the ground floor. Mains wired heat and smoke detectors should be installed and maintained at the landing levels to give the earliest possible warning of fire. 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

EPC rating - 66 DCertificate number - 0XX8-2XX7-XX50-90XX-9XX5Expiry date - 1X May 2XXX

Issues relating to the energy efficiency rating

The efficiency of the property could be improved if the following changes are made;- Improved double glazing- Improved wall insulation- Increased low energy lighting

Main 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)

Not applicable

Other energy matters

Not applicable

C Location and facilities

Grounds

There is a public paved pathway which leads to the property.We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site.We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters.Your solicitors should check this aspect.

Location

The property is in an established residential area convenient for local amenities. The property is in a mixed residential and commercial area convenient for local amenities.Castledine Road in Bromley is in the London region of England. The postcode is within the Crystal Palace & Anerley ward/electoral division, which is in the constituency of Beckenham and Penge.

Facilities

The property located in an area with access to the following facilities.TRANSPORTATIONAnerley 180 yardsPenge West 530 yardsCrystal Palace 690 yardsPenge East 0.6 milesBirkbeck 0.8 milesSCHOOLS James Dixon Primary School 490 yards Harris Primary Academy Crystal Palace 560 yards St Anthony's Catholic Primary School 750 yards St John's Church of England Primary School 810 yardsHarris Primary Academy Kent House 0.8 milesHEALTHShirley Oaks Hospital 2.3 milesCroydon University Hospital 2.6 milesThe Sloane Hospital 2.7 milesWoodleigh Community Hospital 2.7 milesBethlem Royal Hospital 2.8 milesBROADBANDThis postcode has support for Ultrafast broadband at one or more premises. Ultrafast broadband is the latest high-speed standard, generally taken to mean fixed line broadband at a potential speed of 300Mbps or more - more than enough for even the most demanding household gaming, video calling, video and internet browsing needs. Note that occasionally some properties in a postcode may still not be eligible due to conditions on the ground, or the building structure.

C

Location and facilities

Local environment

FLOOD RISK: Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches. GEOLOGY: Our desktop study revealed the property to be constructed upon subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible. RADON: Our desktop survey revealed the property to be located within an area where the likelihood of radon is lowest. ASBESTOS: Materials containing asbestos are present in many buildings, often enclosed and unexposed. Asbestos may be present within the building. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high.

INVASIVE SPECIES: We have not seen any Japanese knotweed growing within the boundary of the property or just outside the boundary of the property during our inspection. However, this does not mean that Japanese knotweed is not present, as it may not always be visible or identifiable at the time of inspection. We recommend that an appropriately qualified specialist inspects the property to confirm whether Japanese knotweed is present. Japanese knotweed is an invasive plant that can damage footpaths, driveways, patios and in the worst cases, it can get into the property itself. It is very difficult to get rid of this plant and professional removal can take a number of years and may affect future saleability, mortgageability, and value of the property.

SOUTH SURVEYORS

RICS

D

Outside the property

D Full details of elements inspected

Limitations on the inspection

Our inspection was restricted to views from ground floor level, upper windows and the use of binoculars. We are unable to report where all elements which could not be seen due to restricted site lines or access. We can except no responsibility for any defects 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 repairs and costs which must be borne by you. No access is available to the other flats or roof voids. Consequently, no inspection of concealed elements was possible. As it was not [raining/ heavily] at the time of inspection it is not possible to state that gutter joints, roof junctions, and flashings etc. are totally watertight. As we have not inspected the building at other stages through its construction we cannot comment on workmanship in areas that are now concealed. Our inspection was as full as possible, but we must point out the problems raised in inspecting a newly completed building where surface finishes have been recently applied and insufficient time has elapsed for visible indicators of faults in the structure beneath to become apparent. We do, however, comment as far as we can on any areas that we feel might be suspect or where we can see a type of construction that might give rise to future problems. A head and shoulders inspection only was carried out of the roof space. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. They may be detachable signs of concealed defects in which these recommendations are made in this report. In the absence of any such evidence, it must be assumed that in producing this report such areas are free from defect. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless there are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequently repairs works will be discovered at a later date. Damp meter reading have been taken where possible without moving heavy furniture. Fitted carpets have not been raised other where reasonably practical at the edges. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

D1 Chimney stacks

1 2 3 NI

3

The chimney is located on the ridge of the roof and forms a shared stack with the neighbouring property. There appears to be a stack that has been removed from th gable wall. It appears that the chimney stack has been removed in height. No documentary evidence or certification for these works was made available at the time of inspection.Further investigation is required to confirm that the alteration was carried out in accordance with Building Regulations and to establish whether appropriate consents and completion certificates exist. Your legal adviser should make the necessary enquiries prior to legal commitment to purchase.The flashings around the chimney stack are formed in lead. The lead flashings and associated mortar fillets at the abutments were found to be in poor condition.Evidence of internal water ingress has been noted, indicating that defects to the flashings and/or chimney structure are allowing moisture penetration. This presents a risk of ongoing dampness and deterioration to both the chimney and adjacent roof structure if not addressed.It is recommended that the chimney stack, flashings, and abutments are inspected by a reputable and experienced roofing contractor.Quotations should be obtained for the repair or replacement of defective lead flashings and mortar fillets as necessary. The condition of the flaunching at the top of the stack should also be checked, as defective flaunching can allow water to penetrate the masonry and accelerate decay.Repointing to the rear elevation of the chimney stack is recommended to restore weather resistance and reduce the risk of damp ingress.Lichen and moss growth were observed to the upper courses of the chimney stack. These should be carefully cleared, as biological growth retains moisture and can hasten the deterioration of brickwork and mortar joints. Once cleared, it may be necessary to repoint areas of brickwork where the mortar has degraded.Some areas of masonry exhibit deterioration consistent with frost or chemical action, commonly referred to as spalling. This form of decay is progressive and, if left untreated, can lead to further loss of brick faces and potential structural weakness. At the same

D Full details of elements inspected

time, the condition of the mortar joints, chimney pots, flaunching, and flashings should be comprehensively assessed and repaired where required.Where flues are no longer in use, they should be appropriately capped at roof level to prevent rainwater ingress into the flue structure. Adequate ventilation should also be provided to redundant flues to reduce the risk of condensation and internal dampness within the chimney breast.

09/02/2026 11:14 (GMT) at 51.415124°, -0.065139°

09/02/2026 12:14 (GMT) at 51.414867°, -0.065308°

09/02/2026 12:14 (GMT) at 51.414862°, -0.065322°

09/02/2026 11:13 (GMT) at 51.415022°, -0.064944°

09/02/2026 11:12 (GMT) at 51.414912°, -0.064878°

09/02/2026 11:12 (GMT) at 51.414912°, -0.064875°

D Full details of elements inspected

09/02/2026 11:12 (GMT) at 51.414863°, -0.064922°

D2 Roof coverings

3

The property is of Edwardian construction.The roof covering present at the time of inspection is not the original roof for a property of this age and character. Previous re-roofing works have been carried out however, these works have not been executed using a roof type or tile specification appropriate to an Edwardian property. It is evident that cost has been a determining factor in the choice of materials, and cheaper concrete tiles have been used in place of the clay plain tiles or natural slate that would be period-appropriate and consistent with the original construction.The use of incorrect roofing materials on a property of this character and age is a significant consideration for any prospective purchaser. In addition to the aesthetic incompatibility with the Edwardian style, concrete tiles are considerably heavier than the original coverings and may place additional loading on a roof structure that was not designed or strengthened to accommodate this weight. The roof structure should therefore be assessed in light of this added load, and the cost of future replacement should factor in the use of heritage-compatible materials appropriate to the age of the property.A decorative spear finial is present on the roof. This element is in an advanced state of deterioration and is actively rotting. Given its current condition, there is a significant and immediate risk that the finial will detach and fall from height, presenting a serious safety hazard to occupants, visitors, and members of the public below. The removal of this element is required as a matter of urgency, and this work should be carried out prior to, or immediately upon, taking occupation of the property.A suitably qualified roofing contractor should be instructed to safely remove and dispose of the deteriorated finial at the earliest opportunity. Following its removal, the fixing point and any associated lead or mortar flashing at the apex of the roof should be carefully inspected and made good to prevent any water ingress at this location.The main pitched roof slopes are covered with concrete tiles. The roof was inspected from ground level and from across the street. As noted above, whilst clay tiles are a more appropriate covering for an Edwardian property than concrete, the overall condition of the existing clay tile covering is dated and has deteriorated to a significant degree.Due to the general condition of the roof coverings as a whole, it is anticipated that full replacement will be required in the foreseeable future rather than continued piecemeal repairs. Prospective purchasers should factor the likely cost of a full re-roofing programme into their financial planning, and quotations should be obtained from reputable roofing contractors prior to legal commitment to purchase.To the rear of the property, at the abutment of the main roof slopes, a sloping metal-lined valley was observed. This valley appears to be in poor condition and will require repair in the near term to prevent further water ingress. Valleys are a common and well-known point of water penetration where two roof slopes meet, and their failure can lead to significant damage to the roof structure, ceilings, and internal decorations and finishes below. A roofing contractor should be instructed to inspect the full length of the valley, assess whether repair or full replacement is the appropriate course of action, and carry out the necessary remedial works at the earliest opportunity.There is visible deflection to the roof slopes and distortion to the ridge line, indicating that the roof structure is not performing optimally. This may be attributable to a lack of

D Full details of elements inspected

effective strengthening of the roof frame at the time of previous alterations or re-roofing works. It is also possible that the use of heavier concrete tiles during the previous re-roofing works has contributed to the structural stress experienced by the original Edwardian roof frame over time, as the timbers were not designed to carry this additional weight.Further investigation by a suitably qualified roofing contractor or structural engineer is recommended to confirm the adequacy of the roof structure and identify any remedial works that may be required. Prospective purchasers are strongly advised to commission this investigation and obtain a written report and costed schedule of works prior to legal commitment to purchase.There is no apparent method of ventilation to the roof void. Adequate ventilation is essential to reduce the risk of condensation forming within the roof space, which in turn reduces the likelihood of timber decay and premature deterioration of the roof coverings. In the absence of effective ventilation, warm moist air rising from within the property can accumulate within the roof void and condense on the structural timbers, leading to rot, and on the underside of the roof coverings, accelerating their deterioration and shortening their serviceable life.A reputable roofing contractor should be instructed to assess the roof void and advise on the installation of appropriate ventilation measures in compliance with current building regulations and relevant British Standards. Quotations for this work should be obtained prior to legal commitment to purchase.

09/02/2026 11:10 (GMT) at 51.414717°, -0.065357°

09/02/2026 12:13 (GMT) at 51.414795°, -0.065328°

09/02/2026 11:18 (GMT) at 51.414845°, -0.06512°

D Full details of elements inspected

09/02/2026 11:18 (GMT) at 51.414853°, -0.065122°

09/02/2026 11:13 (GMT) at 51.414912°, -0.064867°

09/02/2026 11:12 (GMT) at 51.414912°, -0.064872°

09/02/2026 11:12 (GMT) at 51.414912°, -0.064875°

09/02/2026 11:12 (GMT) at 51.414867°, -0.064925°

09/02/2026 11:12 (GMT) at 51.414872°, -0.064922°

09/02/2026 11:12 (GMT) at 51.414867°, -0.064925°

09/02/2026 11:10 (GMT) at 51.414745°, -0.06533°

09/02/2026 11:10 (GMT) at 51.414745°, -0.065411°

D3 Rainwater pipes and gutters

2

The property has been fitted with UPVC rainwater goods (gutters and downpipes), which are in want of repair and require attention.Several defects were noted from ground level, including water staining at some joints and unjoined sections of guttering. The alignment is poor in places and seepage of rainwater from the guttering was apparent. However, it was not raining at the time of inspection; therefore, the water-tightness of the joints could not be fully assessed. The gutters and downpipes should be observed during periods of rainfall and any leaking joints re-sealed or replaced as necessary.Moss and debris were noted to the guttering and should be cleared soon to avoid blockages which may lead to overflow and consequent damage to timber elements, masonry and the structure generally. You should arrange for repairs to defective sections and adjustments to poorly aligned guttering to be carried out as a matter of priority.UPVC rainwater goods are relatively maintenance-free but do require regular cleaning and periodic

D Full details of elements inspected

re-sealing of their joints. Downpipes need to be checked regularly to ensure that joints have not come apart. PVC rainwater goods are jointed using rubberised gaskets which tend to perish over time, and periodic maintenance and replacement of seals will be required to maintain weather-tightness.We recommend that you obtain estimates for the necessary repairs from a suitably qualified roofing or building contractor prior to exchange of contracts.

09/02/2026 12:17 (GMT) at 51.414825°, -0.065192°

09/02/2026 12:17 (GMT) at 51.414797°, -0.064767°

09/02/2026 12:17 (GMT) at 51.414753°, -0.065175°

09/02/2026 12:13 (GMT) at 51.414822°, -0.065286°

09/02/2026 12:13 (GMT) at 51.41482°, -0.065289°

09/02/2026 12:13 (GMT) at 51.414822°, -0.065286°

D Full details of elements inspected

09/02/2026 12:10 (GMT) at 51.41483°, -0.065228°

09/02/2026 12:10 (GMT) at 51.41483°, -0.06522°

09/02/2026 12:10 (GMT) at 51.41483°, -0.065228°

09/02/2026 11:18 (GMT) at 51.414847°, -0.065117°

09/02/2026 11:16 (GMT) at 51.414912°, -0.065022°

D4 Main walls

3

The main walls are of solid brick construction measuring approximately two hundred and thirty millimetres overall where measured. Solid walls are structurally robust but can be prone to problems of rain penetration and condensation compared with modern cavity wall construction, as they rely on wall thickness and external pointing condition to prevent moisture ingress.We have noted several defects which should be repaired soon to prevent further deterioration and protect the building fabric.A number of spalled bricks are present to the external elevations. These require proper cutting out and replacement with new bricks to match existing. Spalling occurs when brickwork becomes saturated with water due to rainwater penetration or moisture absorption. When the water within the brick freezes during cold weather, it expands and causes the face of the brick to break away.This is a progressive condition that will worsen if left untreated, as each cycle of wetting and freezing causes further damage. Spalled bricks should be carefully cut out without damaging surrounding brickwork, and replaced with matching new bricks of similar type, colour, and texture. The underlying cause of moisture penetration, such as defective pointing or inadequate

D Full details of elements inspected

protection from rainwater, should also be addressed to prevent recurrence.Cracking is present to render and brickwork above external doors and windows. This cracking to the mortar joints indicates disturbance to the lintel support over the openings. As a consequence, brickwork may be resting on the window and door frames beneath, which could cause further deterioration, distortion of openings, and damage to frames if not addressed.We recommend that the lintels be assessed by a qualified structural engineer or experienced building surveyor, and appropriate support reinstated where necessary. This may involve installation of replacement lintels or additional structural support above openings. The cracking should be monitored to determine if movement is ongoing or has stabilised.Areas of worn and missing pointing were identified at a number of locations including rear wall and side elevations. Defective pointing allows water to penetrate into the brickwork, which can lead to internal dampness, frost damage and spalling of bricks, deterioration of the mortar and brickwork, reduced thermal performance, and potential structural issues if water penetrates deeply into the wall construction.Contractors should be instructed to provide quotations for raking out and repointing defective brickwork. The repointing work should be carried out using an appropriate mortar mix compatible with the age and type of brickwork.Typically, a lime-based mortar or weak cement mortar should be used for older properties, as strong cement mortars can cause damage to softer bricks and prevent the wall from breathing properly. The repointing should be carried out to a good depth, removing defective mortar to at least fifteen to twenty millimetres, and finished with appropriate detailing to match the existing pointing style.Stepped hairline cracking was present in a number of locations, following the mortar joints in the characteristic stepped pattern. This type of cracking is typically caused by slight seasonal movement of the building as it responds to changes in temperature, moisture levels, and ground conditions.Solid wall construction is particularly prone to such movement due to thermal expansion and contraction, and seasonal changes in the subsoil, particularly if constructed on clay soils subject to shrinkage and expansion.The cracking observed is not of structural significance at this stage and appears to be minor movement that has stabilised. However, repointing of the affected brickwork should be completed to prevent water penetration occurring through the cracks, which could lead to internal dampness and further deterioration.You should expect that further minor seasonal movement may occur in the future, which is a normal characteristic of solid wall construction and buildings on clay or other reactive subsoils.This type of minor movement does not usually indicate any serious structural problems, but the building should be monitored, and any new or widening cracks should be investigated if they appear.NOTE: The foundations have not been exposed or inspected, as this would require excavation which is beyond the scope of this survey. Whilst there is a risk of unseen defects to foundations or below-ground construction, there are no above-ground signs of defective foundations at the time of inspection. The building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement, particularly during periods of prolonged dry weather or heavy rainfall. This is characteristic of the local geology and should be anticipated as normal behavior for properties in this area.

09/02/2026 11:16 (GMT) at 51.41496°, -0.065051°

09/02/2026 11:17 (GMT) at 51.414828°, -0.065092°

09/02/2026 11:20 (GMT) at 51.414828°, -0.065092°

D Full details of elements inspected

09/02/2026 12:19 (GMT) at 51.414862°, -0.065267°

09/02/2026 12:19 (GMT) at 51.414863°, -0.065258°

09/02/2026 12:18 (GMT) at 51.414822°, -0.065214°

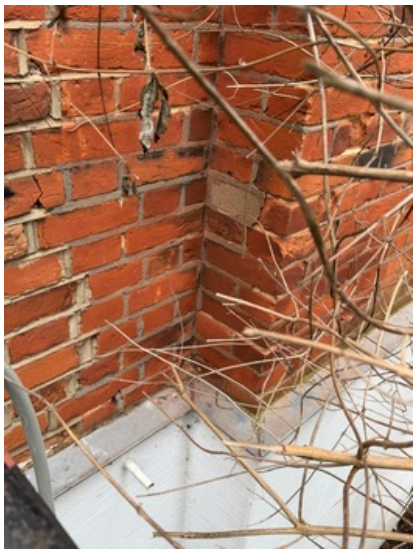
09/02/2026 12:15 (GMT) at 51.414853°, -0.065283°

09/02/2026 12:15 (GMT) at 51.414862°, -0.065294°

09/02/2026 12:15 (GMT) at 51.414862°, -0.065303°

D Full details of elements inspected

09/02/2026 12:15 (GMT) at 51.414845°, -0.065275°



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09/02/2026 12:14 (GMT) at 51.414875°, -0.0653°

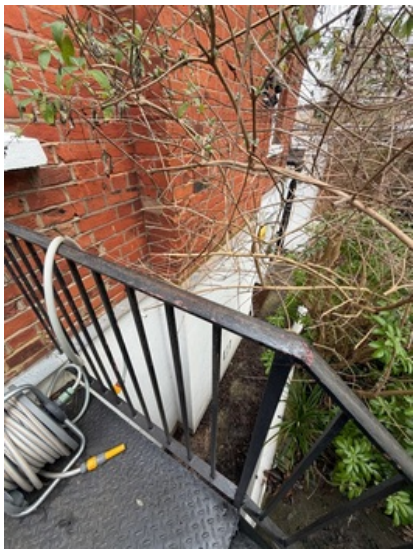
09/02/2026 12:15 (GMT) at 51.414863°, -0.065294°

09/02/2026 12:14 (GMT) at 51.414872°, -0.065297°

09/02/2026 12:14 (GMT) at 51.414867°, -0.065297°

D Full details of elements inspected

09/02/2026 12:14 (GMT) at 51.414838°, -0.065303°



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09/02/2026 12:13 (GMT) at 51.414837°, -0.065325°

09/02/2026 12:13 (GMT) at 51.414838°, -0.065314°

09/02/2026 12:13 (GMT) at 51.414838°, -0.065322°

09/02/2026 12:13 (GMT) at 51.414838°, -0.06532°

D Full details of elements inspected

09/02/2026 12:12 (GMT) at 51.414805°, -0.065322°

09/02/2026 12:10 (GMT) at 51.414825°, -0.065203°

09/02/2026 11:19 (GMT) at 51.414883°, -0.065114°

09/02/2026 11:19 (GMT) at 51.414883°, -0.065108°

09/02/2026 11:16 (GMT) at 51.414963°, -0.065056°

09/02/2026 11:16 (GMT) at 51.414912°, -0.06503°

D Full details of elements inspected

09/02/2026 11:16 (GMT) at 51.414958°, -0.065064°

09/02/2026 11:16 (GMT) at 51.414963°, -0.065061°

09/02/2026 11:16 (GMT) at 51.414917°, -0.065014°

09/02/2026 11:16 (GMT) at 51.414913°, -0.065033°

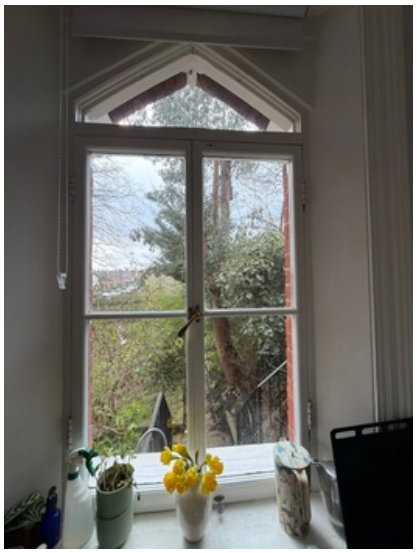
D5 Windows

2

The windows are of timber construction and several areas of softness and rot are evident, requiring repair to prevent further deterioration.Although we have inspected a sample of accessible timber elements, the possibility of hidden defects being present to concealed timbers cannot be entirely ruled out.It should be possible with routine maintenance to repair and refurbish the windows, and you may wish to seek quotations for these works from a qualified joiner prior to commitment to purchase.The external decorations will need to be carried out soon to avoid further deterioration of the timber. Regular redecoration will be required, typically on a three to five-year cycle dependent upon the quality of paint coating and level of exposure to the elements.Some windows would not open under hand pressure at the time of inspection. These should be investigated and overhauled as necessary, as seized mechanisms or painted-shut sashes may indicate underlying issues with the timber or hardware. You should be prepared to repair or replace some of these windows if they cannot be successfully freed.Window components can become faulty over time due to lack of maintenance, weathering or general wear and tear. Common defects include failed putty glazing,

D Full details of elements inspected

rotten sills and bottom rails, defective sash cords or mechanisms, and worn hinges or stays.We recommend obtaining estimates for repair, draught-proofing and redecoration of the timber windows, and factoring these costs into your offer or negotiating an appropriate reduction in the purchase price.



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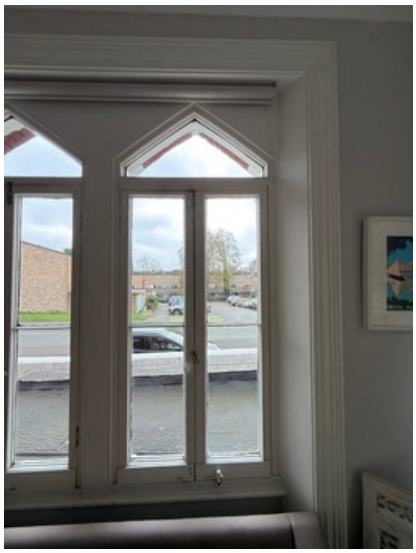
09/02/2026 12:03 (GMT) at 51.414916°, -0.065148°



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09/02/2026 12:03 (GMT) at 51.414916°, -0.065148°

09/02/2026 12:03 (GMT) at 51.414916°, -0.065148°

09/02/2026 12:03 (GMT) at 51.414865°, -0.065127°

D Full details of elements inspected

09/02/2026 11:36 (GMT) at 51.414849°, -0.065052°

09/02/2026 12:04 (GMT) at 51.414869°, -0.065166°

09/02/2026 12:43 (GMT) at 51.414937°, -0.06485°

09/02/2026 12:19 (GMT) at 51.414855°, -0.065278°

09/02/2026 12:15 (GMT) at 51.414855°, -0.065294°

D6 Outside doors (including patio doors)

2

The soldier brickwork surrounding the door frame should be assessed by a suitably qualified builder and monitored on an ongoing basis.Soldier courses, where bricks are laid on end vertically above an opening, are susceptible to movement, cracking, and displacement, particularly in older properties where the original lintels or arches may have deteriorated or where settlement has occurred over time.Any signs of cracking, bowing, or movement in this area should be investigated promptly, as failure of the soldier course can have implications for the structural integrity of the opening and the masonry above.The main doors are of timber construction and appear to be the original installation, to which no significant defects were noted at the time of inspection. The external decorations are currently in good condition and will require regular maintenance to keep the timber in satisfactory condition.Without a protective finish, timber elements will quickly deteriorate, requiring extensive and costly repairs. To prevent this, the external surfaces should be redecorated periodically, typically on a three to five-year cycle dependent upon the quality of the paint coating applied and the level of exposure to the elements.The door furniture and components are adequate

D Full details of elements inspected

and in good operable condition at the time of inspection. These should be maintained accordingly, with hinges, locks, and all moving parts lubricated periodically to ensure continued satisfactory operation.The rear doors off the bedroom are of UPVC construction and appear to be the retrospective installation, to which no significant defects were noted at the time of inspection.The doors should have been installed by a FENSA-registered contractor or alternative competent person scheme. If no FENSA certificate is available, the installation may not comply with Building Regulations. Legal advisers should confirm if a FENSA certificate is available and whether any guarantees for the installation are transferable under the sale. See Section H.1.There were no signs of condensation between double glazed panes at the time of inspection. It should be noted, however, that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass.Over a period of time, the seals can deteriorate, causing unsightly condensation or misting between the panes. When this occurs, there is no remedy other than to replace the defective double glazed units. Double glazed units have a limited lifespan and seal failure should be anticipated as part of the normal wear and deterioration of such installations.The door furniture and locking mechanisms are in good operable condition and should be maintained accordingly to ensure continued security and satisfactory operation. Multi-point locking systems should be lubricated periodically and adjusted as necessary to maintain smooth operation.

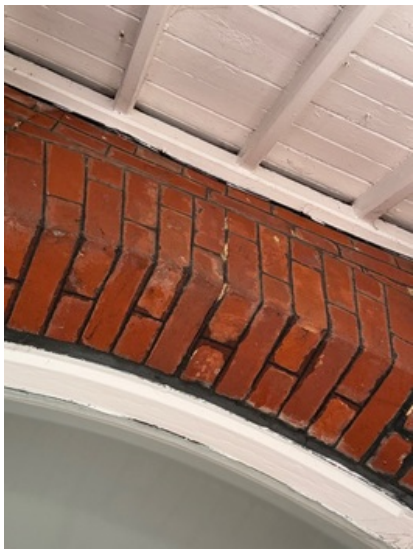
09/02/2026 12:04 (GMT) at 51.414869°, -0.065166°

09/02/2026 12:09 (GMT) at 51.41477°, -0.065023°

09/02/2026 12:19 (GMT) at 51.414833°, -0.065225°

D Full details of elements inspected

09/02/2026 11:22 (GMT) at 51.414875°, -0.065056°



09/02/2026 11:22 (GMT) at 51.414853°, -0.065003°

09/02/2026 11:21 (GMT) at 51.414867°, -0.065136°

D7 Conservatory and porches

Not applicable NI

D8 Other joinery and finishes

3

The timber fascias and soffits show defects that require attention.The external paintwork is deteriorating and needs redecoration in the near term. We recommend thorough preparation by removing all loose and flaking paint, followed by filling cracks and repairing any damaged areas. Bare timber surfaces should then be primed before applying appropriate exterior-grade paint or protective coatings. All works should be covered by a long-term guarantee.Given the defective rainwater goods noted elsewhere in this report, there is an increased risk of wet rot in the fascias and soffits. We recommend having a specialist check for wet rot before any redecoration work begins. Any affected timber should be replaced with pre-treated material. If the timber is sound, it should be rubbed down to bare wood, filled as necessary, then primed and redecorated.All timber work should be completed before final decoration to ensure longevity.To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). The dwelling is a traditionally constructed property so you may have to use decorative materials that suit this type of building as modern paints can damage older timber. You should use contractors experienced in this type of work and this may add to the cost. Older paint surfaces (usually those applied before 1960) may contain high levels of lead that can be a safety hazard when disturbed. You should follow the recommendations of the Health and Safety Executive when redecorating (see www.hse.gov.uk).

D Full details of elements inspected

09/02/2026 12:14 (GMT) at 51.414847°, -0.065306°

09/02/2026 12:13 (GMT) at 51.414813°, -0.065283°

09/02/2026 12:13 (GMT) at 51.414812°, -0.065286°

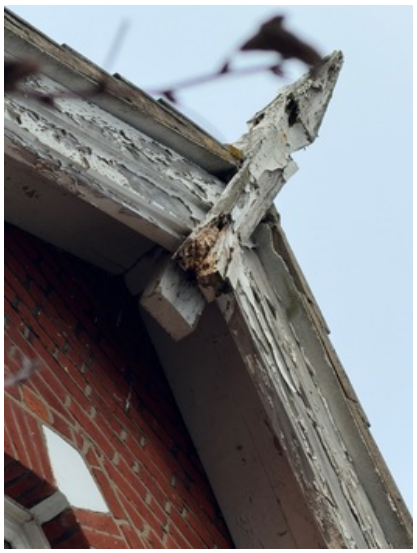
09/02/2026 11:21 (GMT) at 51.414867°, -0.065028°

09/02/2026 11:21 (GMT) at 51.414867°, -0.065008°

09/02/2026 11:21 (GMT) at 51.414878°, -0.065083°

D Full details of elements inspected

09/02/2026 11:21 (GMT) at 51.414875°, -0.065056°



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09/02/2026 11:18 (GMT) at 51.414813°, -0.065106°

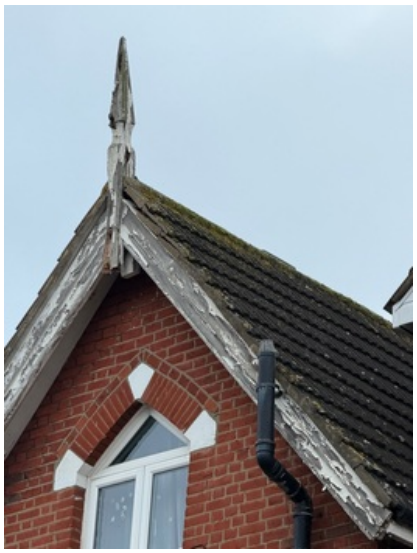
09/02/2026 11:18 (GMT) at 51.41482°, -0.065106°

09/02/2026 11:16 (GMT) at 51.414963°, -0.065064°

09/02/2026 11:15 (GMT) at 51.414912°, -0.065042°

D Full details of elements inspected

09/02/2026 11:12 (GMT) at 51.414867°, -0.064919°



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09/02/2026 11:11 (GMT) at 51.414688°, -0.065108°

09/02/2026 11:11 (GMT) at 51.414688°, -0.065108°

09/02/2026 11:11 (GMT) at 51.4147°, -0.065106°

D9 Other

Not applicable	NI

SOUTH SURVEYORS

RICS

E

Inside the property

E Inside the property

Limitations on the inspection

No comment can be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defects. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

Distribution and waste pipework to the hot and cold water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

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

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

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

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

Our inspection of the roof void(s) was limited due to access to the eaves, and the risk of unseen defects must exist

E1 Roof structure

1 2 3 NI

Not applicable NI

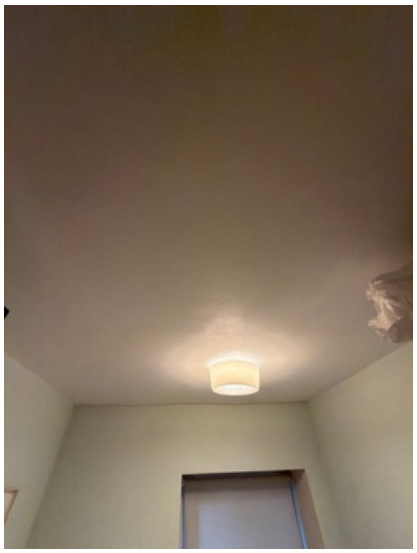
E2 Ceilings

3

The ceilings have been inspected from within the rooms and no opening up has been undertaken.The ceilings are formed in a combination of lath and plaster and plasterboard construction, finished with a skimmed plaster coat and painted.Where ceilings appear to be of plasterboard construction, the original lath and plaster ceilings may have been over-boarded rather than removed.We are unable to confirm whether any new plasterboard is adequately secured to the ceiling joists without intrusive investigation.Lath and plaster ceilings are vulnerable to cracking and loosening as they age due to deterioration of the timber laths, failure of the plaster key, or movement in the supporting structure. Due to the relatively fragile nature of this type of ceiling construction, failures can occur. The risk of unevenness and failure of the ceilings will increase with time, and you must anticipate the need for future repair and replacement work, which can be costly if extensive areas are affected.Plasterboard ceilings, often referred to as "dry lining," are a more modern method of finishing internal ceiling surfaces. Plasterboard sheets are fixed to either timber battens or metal frames.Cracks along the lines of plasterboard joints are not unusual and occur due to slight movement or thermal expansion. These cracks are not structurally significant and can be filled and

E Inside the property

redecorated as part of routine maintenance.



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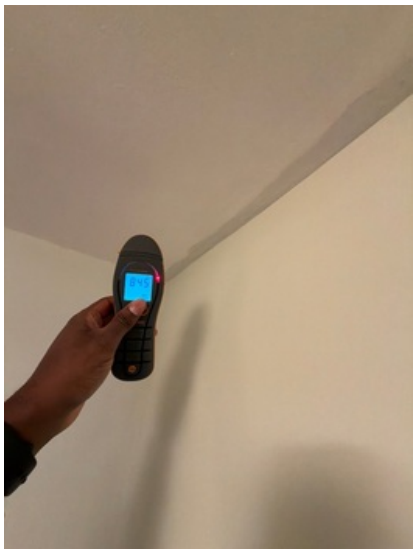

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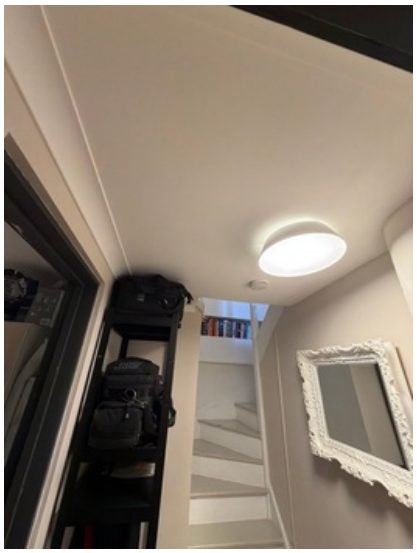
09/02/2026 11:30 (GMT) at 51.414927°, -0.065073°



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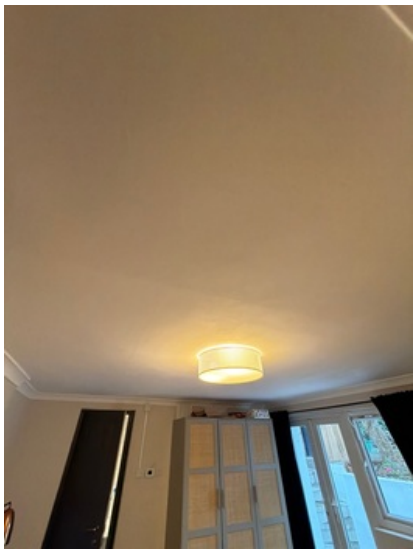

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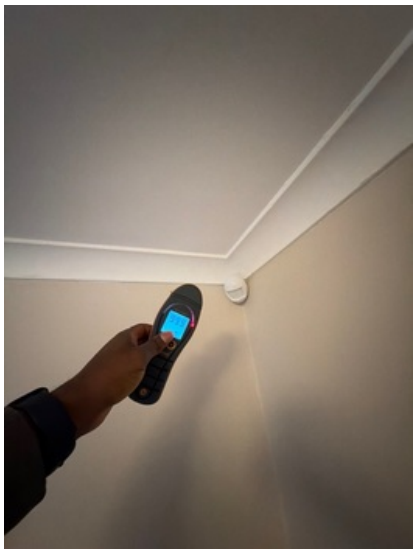
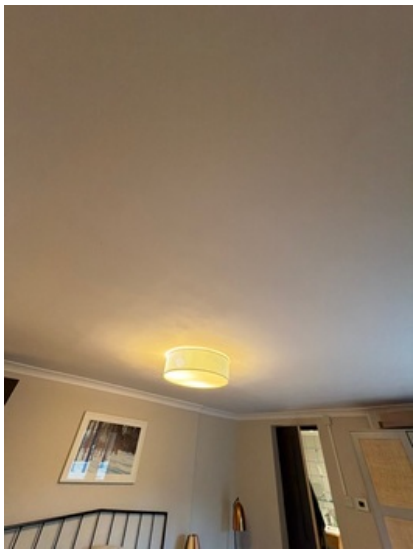


09/02/2026 11:30 (GMT) at 51.414704°, -0.064985°

E

Inside the property



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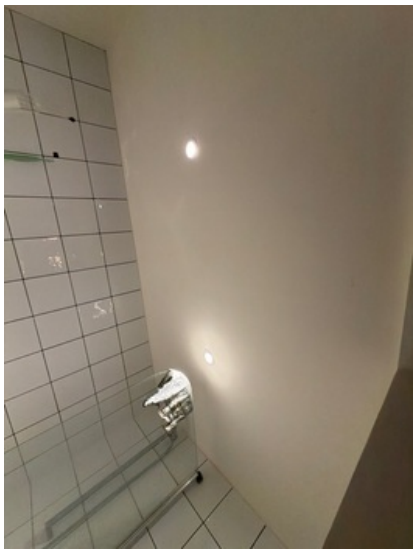

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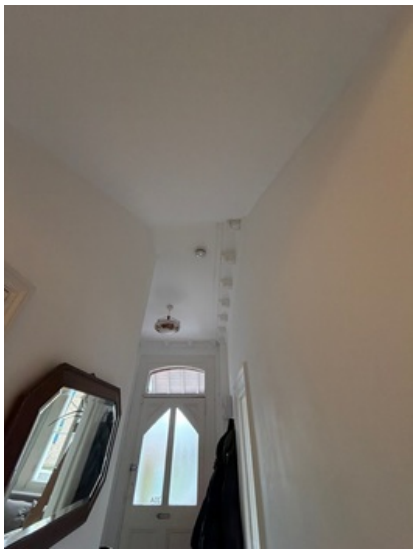

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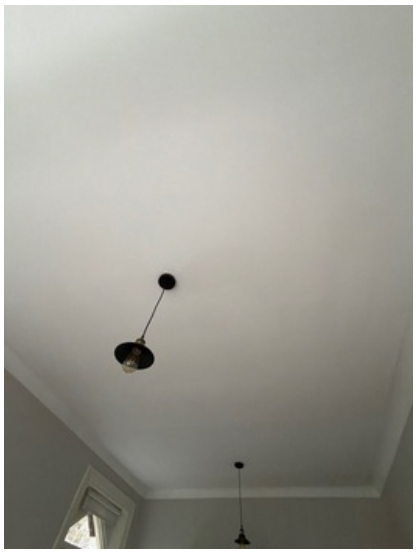

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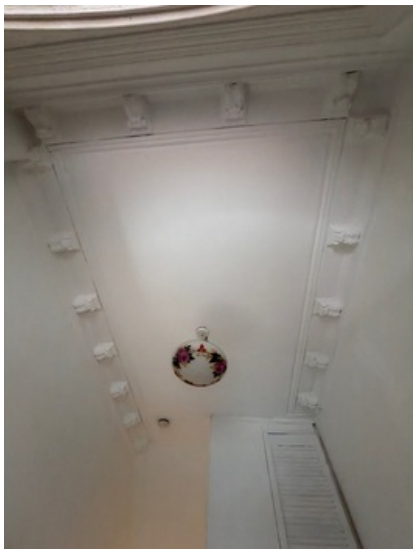

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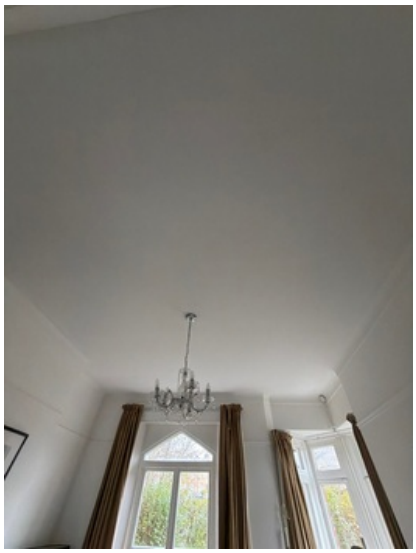


09/02/2026 11:41 (GMT) at 51.414926°, -0.065042°

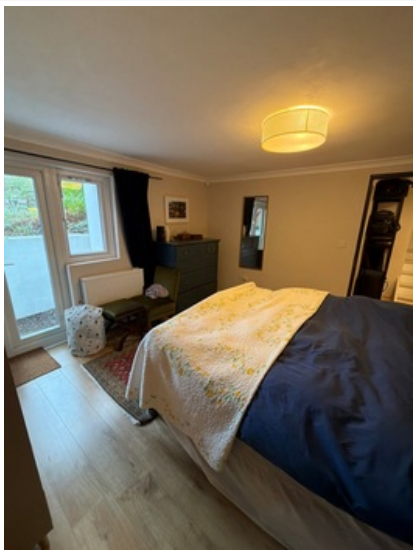
E3 Walls and partitions

3

Internal walls comprise a mixture of solid construction (probably brickwork) and modern timber stud partitions with plasterboard linings.There is tiling to the 'wet' areas (kitchen and bathrooms) to reduce the risk of moisture and water ingress.Internal walls appear structurally satisfactory however there is significant evidence of external structural movement. There is some general cracking and distortion, which is quite common in all properties, particularly at the margins of the ceilings and around doors and windows.This is caused by shrinkage, thermal movement, and other normal building settlement. This is not a matter that should cause you undue concern, being largely cosmetic in nature, and generally only careful preparation and cosmetic repair prior to redecoration should be anticipated.Moisture content readings were taken throughout the ground floor walls with an electronic moisture meter, and elevated readings indicating dampness were noted to the external walls. This suggests that the damp-proof course is not operating effectively and/or the main walls are allowing water penetration through defective external render, failed pointing, bridging of the damp-proof course, or other causes.Its been suggested there was some

E Inside the property

damp works however you will need to seek quotations from Property Care Association (PCA) registered specialists who can undertake a detailed damp investigation to identify the source and extent of the dampness especially in the lower ground.They should provide quotations for remedial works required, which are likely to include installation or renewal of damp-proof courses, removal and replacement of contaminated plaster, and installation of replacement plaster finishes with appropriate membranes or water-resistant specifications. Any remedial works should be accompanied by an insurance-backed guarantee.It is important to address dampness issues promptly, as prolonged moisture penetration can lead to timber decay, damage to internal finishes, and potential health issues from mould growth.



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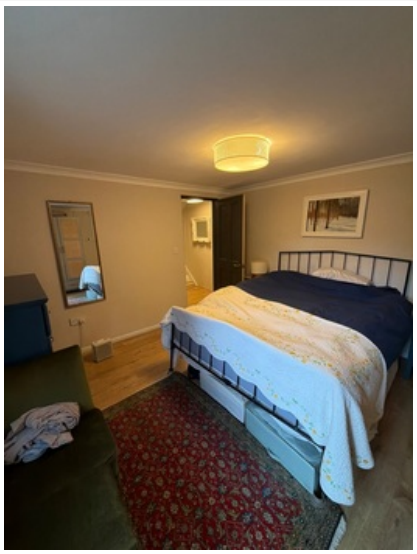

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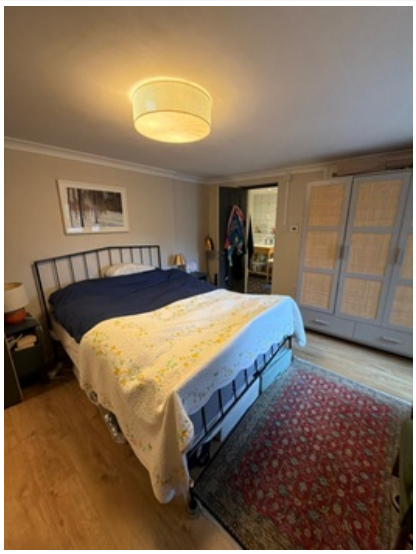

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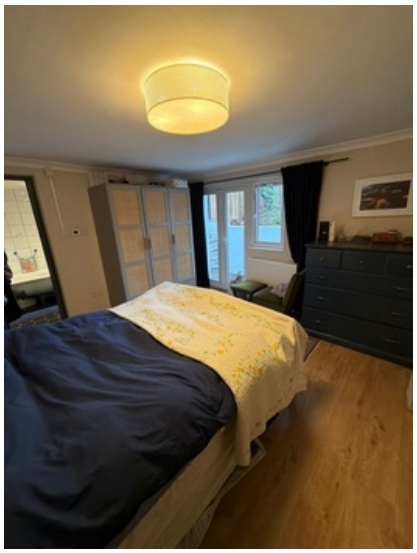
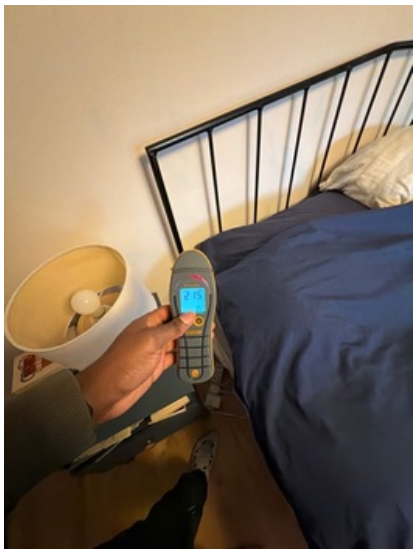


09/02/2026 11:31 (GMT) at 51.414832°, -0.065053°

09/02/2026 11:31 (GMT) at 51.414832°, -0.065053°

09/02/2026 11:31 (GMT) at 51.41471°, -0.064987°

Inside the property

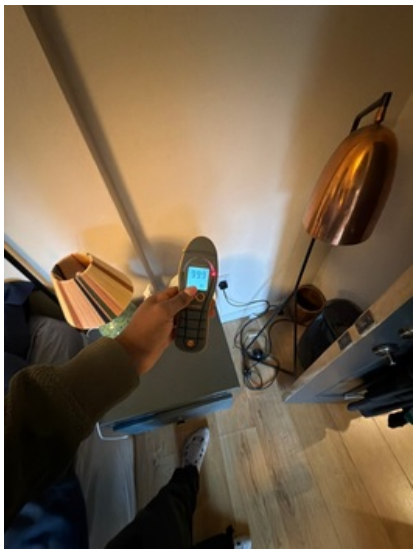


09/02/2026 11:31 (GMT) at 51.414834°, -0.065053°

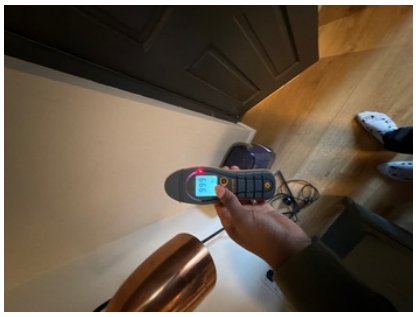
09/02/2026 11:31 (GMT) at 51.414709°, -0.064986°

09/02/2026 11:31 (GMT) at 51.415006°, -0.06513°

09/02/2026 11:32 (GMT) at 51.415079°, -0.06511°



09/02/2026 11:32 (GMT) at 51.414746°, -0.065015°

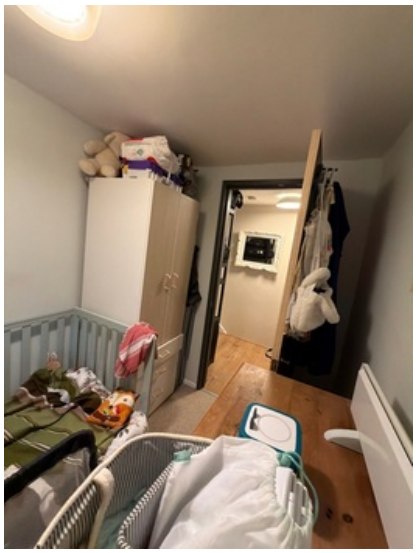


09/02/2026 11:32 (GMT) at 51.414801°, -0.065068°

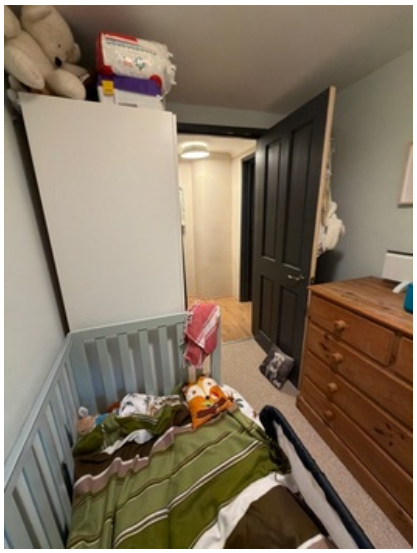
E Inside the property

09/02/2026 11:37 (GMT) at 51.41506°, -0.065128°

09/02/2026 11:37 (GMT) at 51.41506°, -0.065128°



09/02/2026 11:37 (GMT) at 51.414928°, -0.065059°



09/02/2026 11:37 (GMT) at 51.414928°, -0.065059°

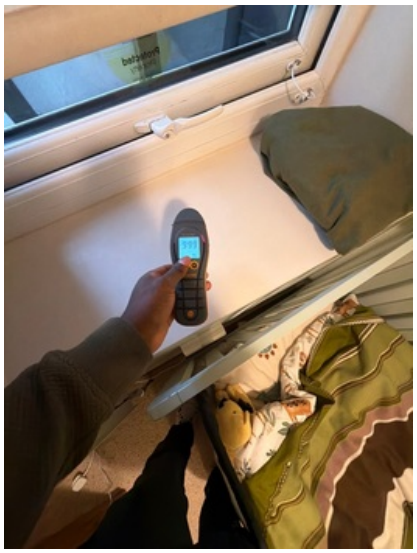
09/02/2026 11:37 (GMT) at 51.414716°, -0.064988°

09/02/2026 11:38 (GMT) at 51.414716°, -0.064988°

E

Inside the property

09/02/2026 11:38 (GMT) at 51.414716°, -0.064988°



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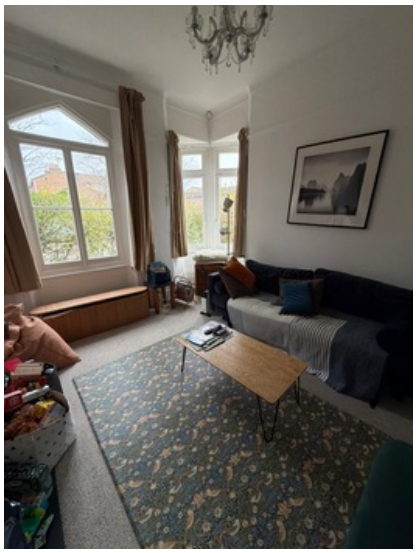
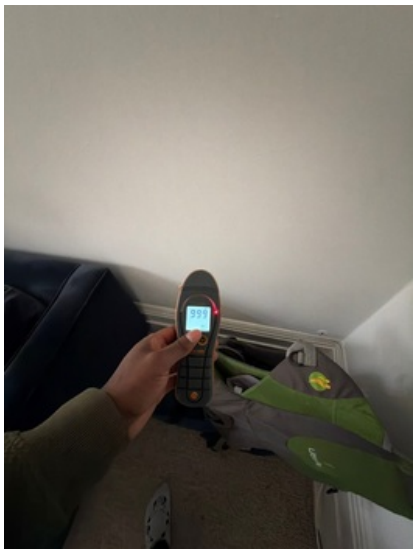
09/02/2026 11:38 (GMT) at 51.414835°, -0.065054°

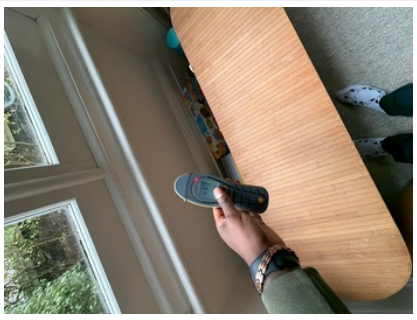


09/02/2026 11:42 (GMT) at 51.414981°, -0.064846°

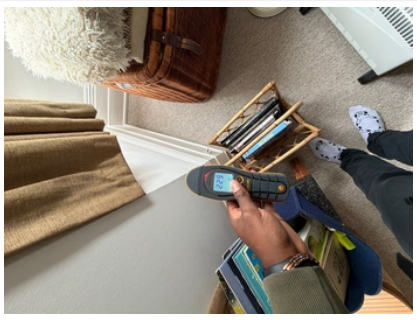


09/02/2026 11:42 (GMT) at 51.414981°, -0.064846°

09/02/2026 11:42 (GMT) at 51.414876°, -0.065104°



09/02/2026 11:42 (GMT) at 51.414945°, -0.065239°



09/02/2026 11:42 (GMT) at 51.414964°, -0.065319°

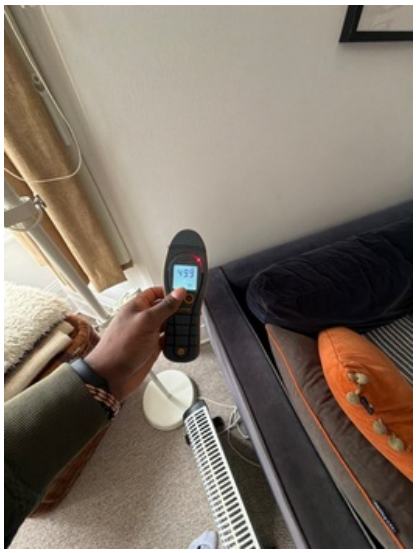
09/02/2026 11:42 (GMT) at 51.414964°, -0.065319°

E

Inside the property

09/02/2026 11:43 (GMT) at 51.414938°, -0.065229°

09/02/2026 11:43 (GMT) at 51.414938°, -0.065229°



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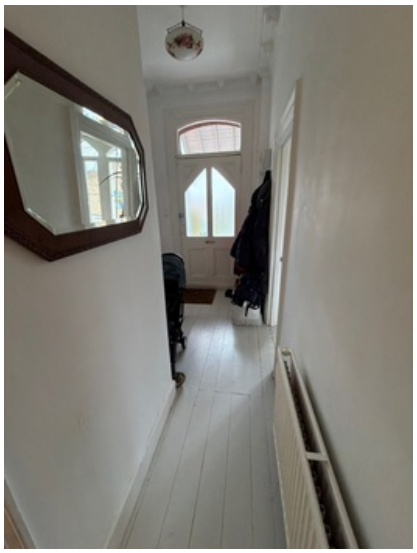
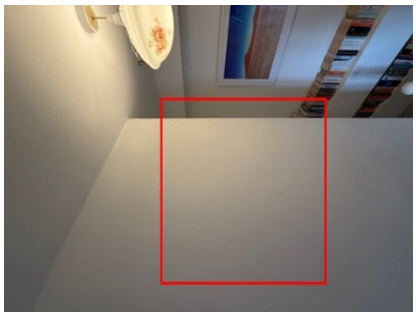


09/02/2026 11:48 (GMT) at 51.414746°, -0.064651°

09/02/2026 12:02 (GMT) at 51.41488°, -0.065246°



09/02/2026 12:06 (GMT) at 51.414804°, -0.064688°

E Inside the property

09/02/2026 12:07 (GMT) at 51.414875°, -0.065122°

E4 Floors

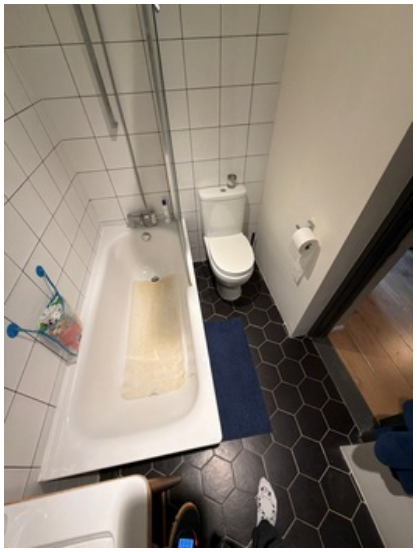
3

The floors on the raised ground floor are of suspended timber construction. Fitted floor coverings and furniture inevitably restricted the detail of inspection.Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings, particularly in areas that could not be accessed or examined.Where walked upon, suspended timber floor surfaces were subject to minor spring and unevenness, but this is within acceptable limits for domestic construction and is not considered to be of structural significance. Indeed, some degree of deflection and unevenness is quite common in older properties, particularly at raised ground floor level, due to historic movement and the characteristics of traditional timber floor construction. The minor spring noted is consistent with the age and type of construction and does not indicate any significant structural concern at this stage.From the hatch on the stair case the suspended timber floors appeared to have adequate sub-floor ventilation which is essential to prevent conditions conducive to timber decay, however some joist appear to need replacing in the near future. However if you plan to open up the space to make your home gym you will need to remove these.The flooring beneath the sanitary fittings could not be inspected as this would involve damaging investigations, including removal of sanitary ware and associated fittings, which are beyond the scope of a normal building survey. The risk of defects existing in these areas must be accepted. Floors beneath sanitary fittings are particularly vulnerable to water damage from leaking pipework, failed sealants, and condensation. If any refurbishment of bathrooms or sanitary areas is undertaken in the future, the condition of the floor structure beneath should be carefully assessed before new fittings are installed.The lower ground floors appear to be of solid construction. The floors appear firm and level underfoot when assessed through the existing floor finishes. The floors did not exhibit any significant signs of deflection, unevenness, or structural concerns during our inspection, which was necessarily limited to walking the floors and observing their response through the existing coverings.Solid floors can consolidate after construction due to settlement of the ground beneath, inadequate compaction of fill materials, or compression of the floor structure under load. This consolidation can lead to the formation of voids or hollows beneath the surface slab, which may not be immediately apparent but can cause problems including loss of support to the floor finish, cracking of tiles or floor screeds, unevenness developing over time, and in extreme cases, substantial deflection or failure of the floor structure.Damage can also be caused by expansion of materials within the sub-floor structure, such as sulfate attack on concrete where sulfates in the ground or fill materials react with concrete causing expansion and heaving, use of inappropriate fill materials that are subject to expansion or breakdown, presence of impurities or contaminants in fill materials, or inadequate damp-proof membranes allowing moisture penetration which can cause deterioration of the floor construction.Solid ground floors should incorporate an adequate damp-proof membrane to prevent moisture rising from the ground through the floor slab. If no membrane was

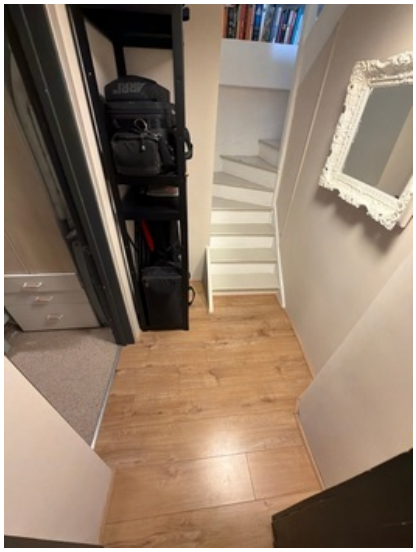
E Inside the property

installed, or if the membrane has failed, dampness can penetrate through the floor causing damage to floor finishes, promoting mould growth, and creating unhealthy living conditions. We were unable to confirm the presence or condition of any damp-proof membrane without intrusive investigation.While no significant defects were apparent at the time of inspection to either the suspended timber or solid floors, you should monitor both floor types for any signs of developing problems. These include new cracks appearing in floor screeds or tiles, increasing unevenness or deflection when walking across floors, tiles becoming loose or lifting, doors beginning to stick or not close properly due to floor movement, visible gaps developing between floors and skirting boards, and any signs of dampness or moisture penetration through floor coverings.When floor coverings are lifted for replacement or refurbishment in the future, you should arrange for thorough inspection of the underlying floor construction on all levels. For suspended timber floors, this should include inspection of joists and boards for rot, insect attack, and structural adequacy, checking of ventilation provision and clearance beneath the floor void, and assessment of any bridging, herringbone strutting, or other structural elements. For solid floors, this should include assessment of the condition of the floor slab, identification of any voids or settlement beneath the surface, checking of damp-proof membrane integrity, and verification that the floor construction is sound and adequately supported.

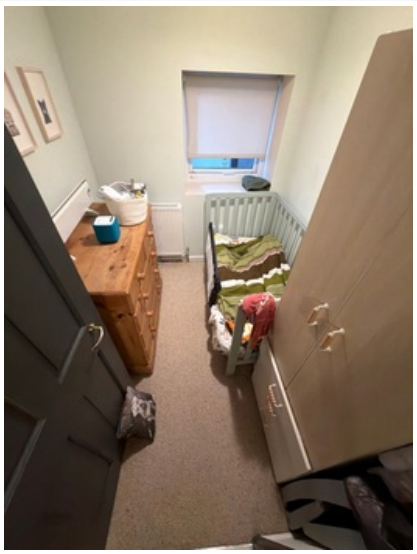
09/02/2026 11:32 (GMT) at 51.41475°, -0.065027°

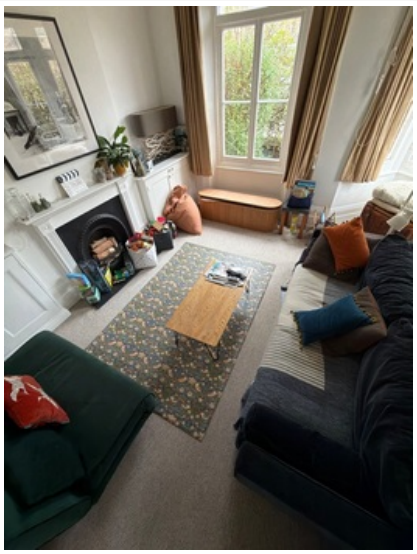


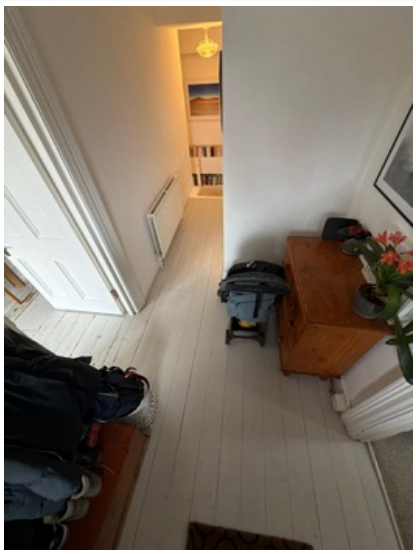
09/02/2026 11:32 (GMT) at 51.414821°, -0.065035°



09/02/2026 11:32 (GMT) at 51.414939°, -0.065153°







Inside the property

09/02/2026 11:32 (GMT) at 51.414939°, -0.065153°

09/02/2026 11:43 (GMT) at 51.414893°, -0.065185°

09/02/2026 11:43 (GMT) at 51.414893°, -0.065185°

09/02/2026 11:27 (GMT) at 51.414853°, -0.065061°

09/02/2026 11:27 (GMT) at 51.414917°, -0.06508°

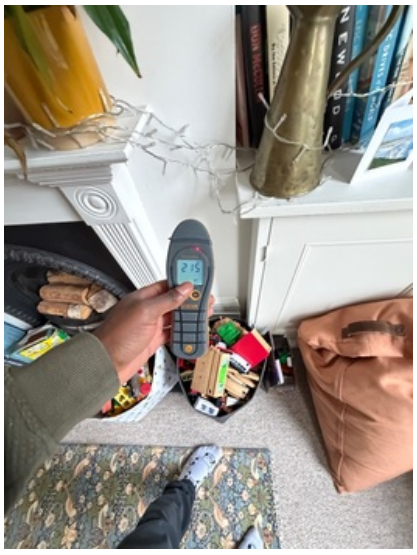
E5 Fireplaces, chimney breasts and flues

2

It appears the breast on the gable wall has been removed throughout the building. The fireplace is not in use at the time of our inspection. The chimney breasts appear sound and ventilation has been provided to the blocked-in chimney breast to ventilate the unused flue. No significant defects were noted to the visible external surfaces of the chimney breast at the time of the inspection, however the possibility of defects hidden from view may exist.It was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners, and we can give no assurances as to the practicalities of using the fireplaces. We recommend that all flues be inspected and swept by a qualified chimney sweep prior to purchase.A smoke test should be undertaken to verify the integrity and proper operation of the flue system. Should you wish to reinstate the fireplace for use, further investigation and remedial works may be required to ensure compliance with current Building Regulations.Moisture content readings were taken to the chimney breast with an electronic moisture meter, and elevated readings indicating dampness were noted. This suggests water penetration is occurring through the chimney stack above roof level, likely due to defective pointing, damaged brickwork, failed flashing, or lack of appropriate weathering protection at the top of the stack.We recommend that the chimney pots be capped with appropriate ventilated terminal caps or cowls to prevent rainwater entering the flues whilst maintaining necessary ventilation to the unused chimney.Additionally, the condition of the chimney stack above roof level should be inspected by a suitably qualified roofing contractor or chimney specialist, and any necessary repairs to brickwork, pointing, flaunching, and flashings should be carried out to prevent continued water penetration. If the dampness issue is not addressed, it may lead to deterioration of internal plasterwork, staining, and potential damage to the chimney structure.

E

Inside the property



09/02/2026 12:41 (GMT) at 51.414912°, -0.065633°

09/02/2026 12:40 (GMT) at 51.415047°, -0.06477°

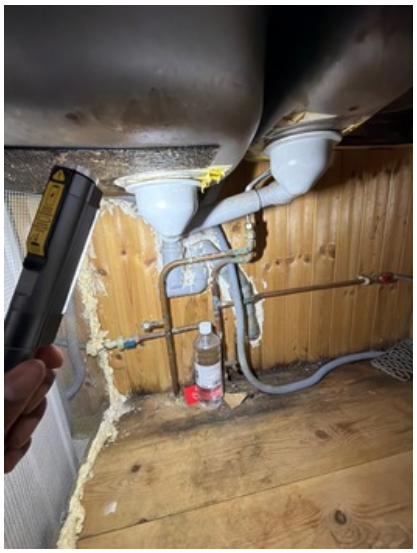
09/02/2026 12:41 (GMT) at 51.41492°, -0.065561°

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

3

The kitchen is provided with a range of dated units which are largely a matter of personal choice regarding style and specification with signs of historic leaks.Fair wear and tear was apparent, which is to be expected given the age of the units. You will no doubt wish to arrange to seek quotations for replacement or refurbishment of the kitchen prior to legal commitment to purchase, and the cost of such works should be reflected in your offer price.There are several areas that require easing and adjustments to doors and fittings to improve operation and appearance. Some doors are misaligned, hinges may require adjustment, and drawer runners show signs of wear. These are minor issues that can be addressed relatively easily through adjustment or replacement of affected components.Given that the property is occupied, the kitchen cupboards are full of household effects, which severely restricted our inspection. Individual units were not opened or inspected in detail, and the areas beneath and behind units could not be accessed.The risk of concealed defects exists, and problems may only become apparent when units are removed or during refurbishment. Areas that could not be inspected include the condition of base unit floors and backs, pipework and connections beneath sinks and appliances, electrical wiring behind units, the condition of wall surfaces behind units, and potential dampness or deterioration to concealed areas.The sealant around the worktop and sink is in poor condition and requires replacement as a matter of urgency to prevent water penetration. The carcassing to these units is made of chipboard, which is vulnerable to rapid deterioration if it becomes wet or damp. It is therefore necessary to protect the chipboard by maintaining the seals around sinks, hobs, and worktops in good condition, and ensuring laminate coverings remain intact and properly adhered.Particular attention should be paid to areas around the sink and any appliances connected to water supply, as leaks can cause rapid and extensive damage to chipboard carcasses. The poor condition of the existing sealant suggests water may already have penetrated, and you should inspect carefully for signs of swelling, delamination, or deterioration of the chipboard when you take occupation. Any damaged sections of carcass may require replacement.Built-in cupboards within the property are dated but appear serviceable for continued use in the short to medium term. However, these fittings can conceal a variety of problems that are only revealed when they are removed or during refurbishment. For example, kitchen units often hide water and gas pipes, electrical wiring, and can obscure dampness to walls, defective plaster, damaged wall surfaces, or other underlying issues. You should plan for a higher level of maintenance with these fittings and be aware that hidden defects may only become apparent if units are removed or replaced in the future.When undertaking any refurbishment or removal of fitted units, you should arrange for proper inspection of all concealed areas including pipework for leaks or corrosion, gas pipes for condition and compliance, electrical wiring for safety and compliance, wall surfaces for dampness or damage, and floor surfaces for deterioration or pest infestation.

E Inside the property



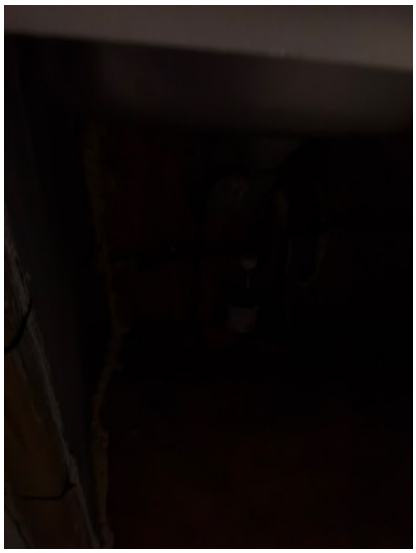
09/02/2026 11:56 (GMT) at 51.41488°, -0.065042°

09/02/2026 11:57 (GMT) at 51.414762°, -0.06502°

09/02/2026 11:57 (GMT) at 51.414898°, -0.065227°

09/02/2026 11:57 (GMT) at 51.414852°, -0.065221°

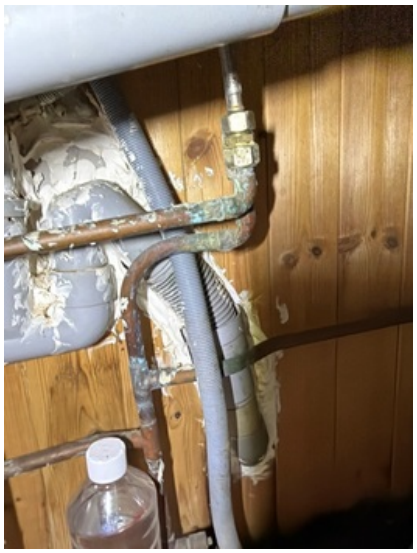
09/02/2026 11:57 (GMT) at 51.414573°, -0.065251°



09/02/2026 11:57 (GMT) at 51.414829°, -0.065238°

E

Inside the property

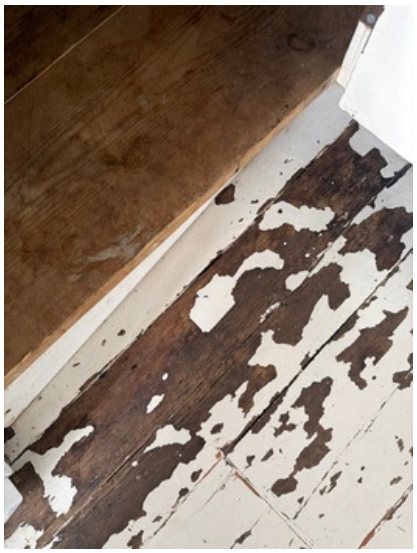


09/02/2026 11:58 (GMT) at 51.414812°, -0.06508°

09/02/2026 11:58 (GMT) at 51.414853°, -0.065075°

09/02/2026 11:58 (GMT) at 51.414848°, -0.065253°

09/02/2026 11:58 (GMT) at 51.414848°, -0.065253°



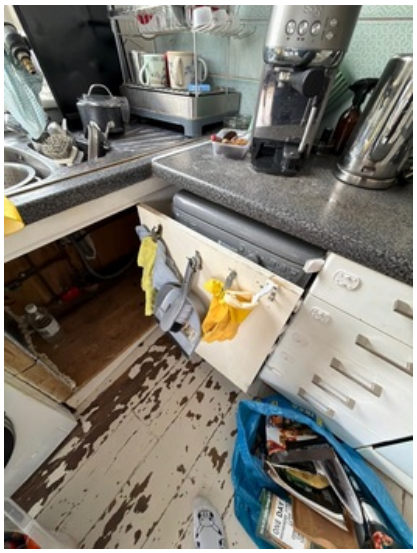
09/02/2026 11:58 (GMT) at 51.414891°, -0.065223°

09/02/2026 11:58 (GMT) at 51.414896°, -0.065346°

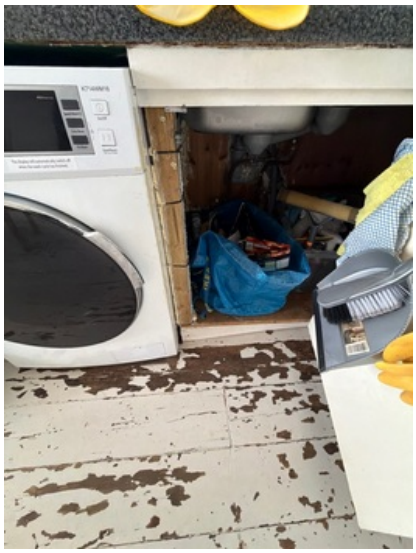
E

Inside the property

09/02/2026 11:59 (GMT) at 51.414914°, -0.065062°

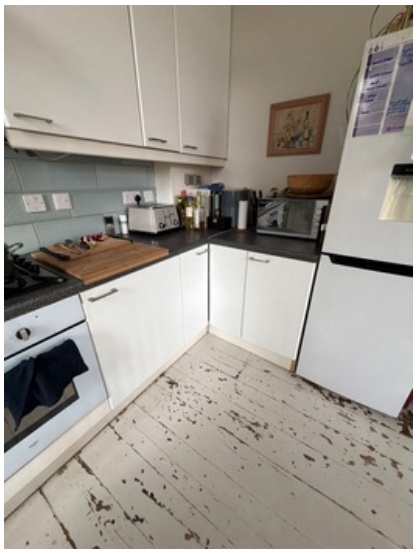


09/02/2026 12:00 (GMT) at 51.414581°, -0.065194°



09/02/2026 12:00 (GMT) at 51.414769°, -0.065008°

09/02/2026 12:00 (GMT) at 51.41483°, -0.064981°

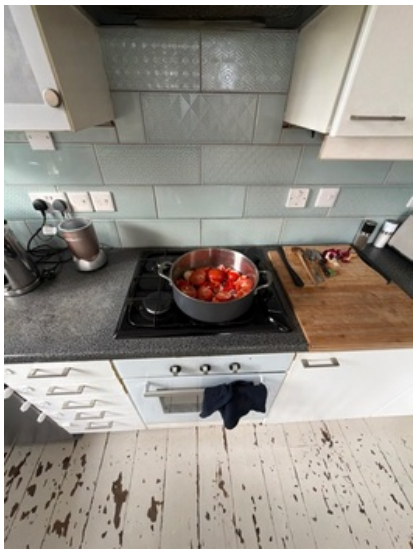


09/02/2026 12:00 (GMT) at 51.41483°, -0.064981°

09/02/2026 12:00 (GMT) at 51.41489°, -0.065002°

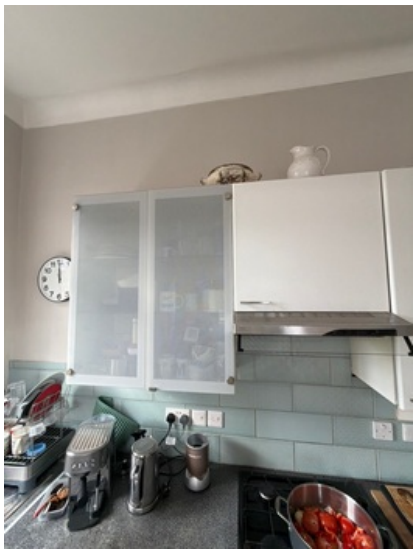
E

Inside the property

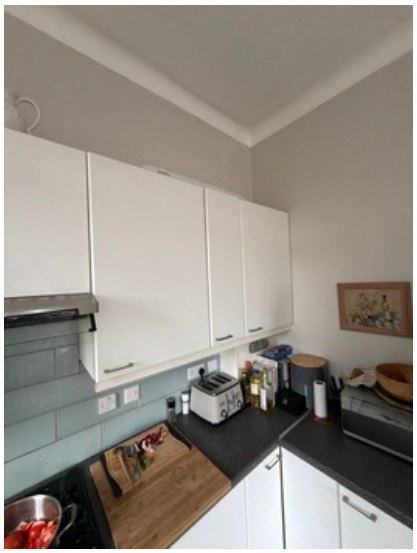


09/02/2026 12:00 (GMT) at 51.41489°, -0.065002°

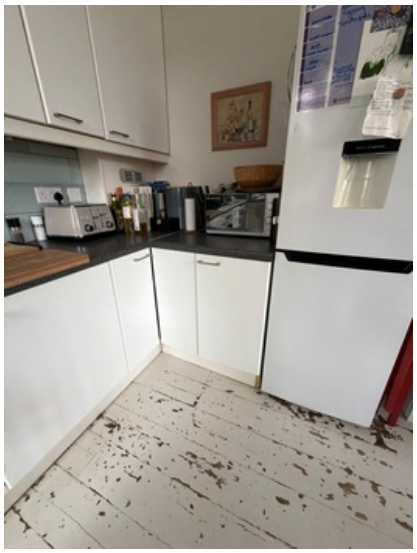
09/02/2026 12:00 (GMT) at 51.414917°, -0.065063°



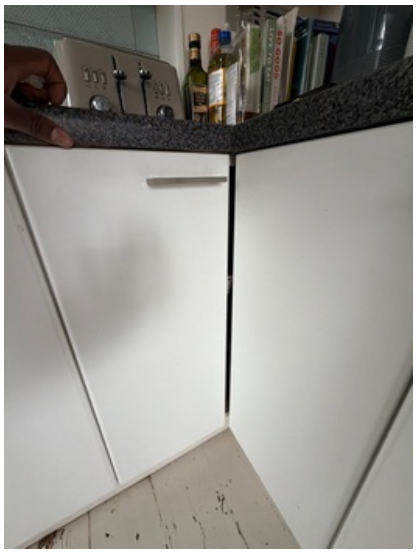
09/02/2026 12:01 (GMT) at 51.414917°, -0.065063°



09/02/2026 12:01 (GMT) at 51.414917°, -0.065063°



09/02/2026 12:01 (GMT) at 51.41492°, -0.065165°



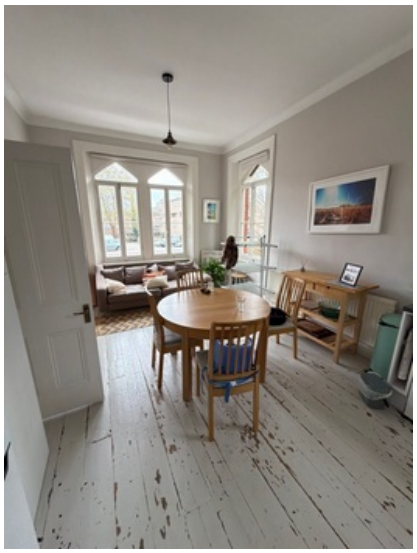
09/02/2026 12:01 (GMT) at 51.41492°, -0.065165°

E Inside the property

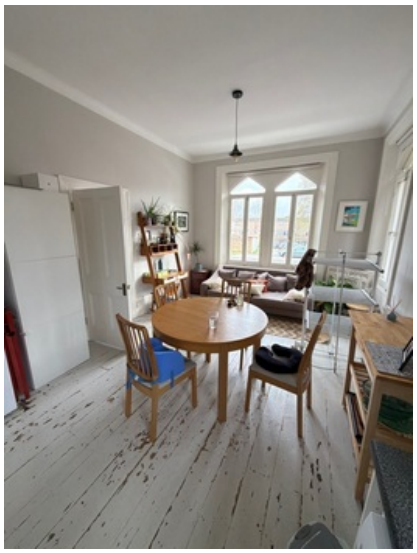
09/02/2026 12:01 (GMT) at 51.41492°, -0.065165°

09/02/2026 12:01 (GMT) at 51.414899°, -0.06523°

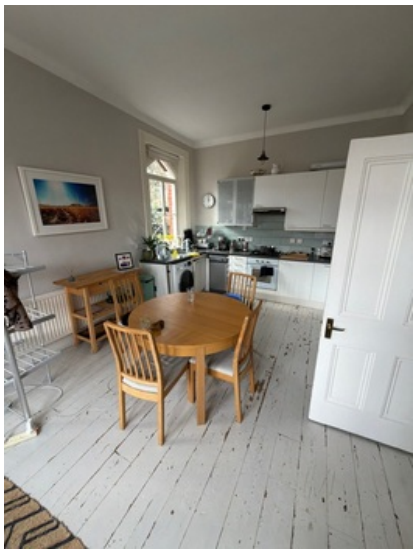
09/02/2026 12:01 (GMT) at 51.414899°, -0.06523°



09/02/2026 12:01 (GMT) at 51.414853°, -0.065249°

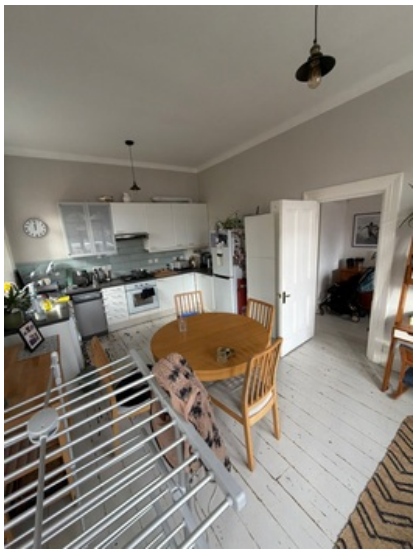


09/02/2026 12:01 (GMT) at 51.414853°, -0.065249°



09/02/2026 12:01 (GMT) at 51.41486°, -0.065172°

E Inside the property



09/02/2026 12:01 (GMT) at 51.41486°, -0.065172°

E7 Woodwork (for example, staircase joinery)

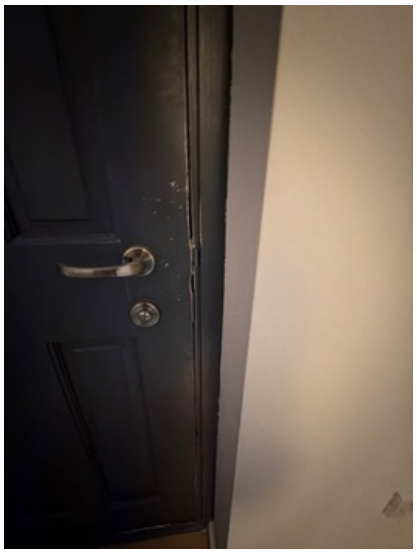
The internal joinery items includes; timber skirting boards, architraves, door frames, linings and doors together with the fitted kitchen and staircase.Some general marking and bruising is apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.It would be prudent to provide mechanical extract ventilation to the kitchen to reduce the possibility of condensation problems occurring.There is a requirement for improvements to the room doors.It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections.Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible or indeed in existence at the time of survey. Any such leaks should be promptly rectified.Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

09/02/2026 11:35 (GMT) at 51.41483°, -0.065188°

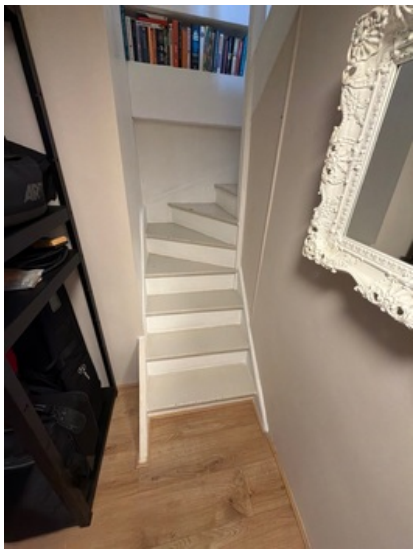
09/02/2026 11:35 (GMT) at 51.414851°, -0.06512°

09/02/2026 11:35 (GMT) at 51.414851°, -0.06512°

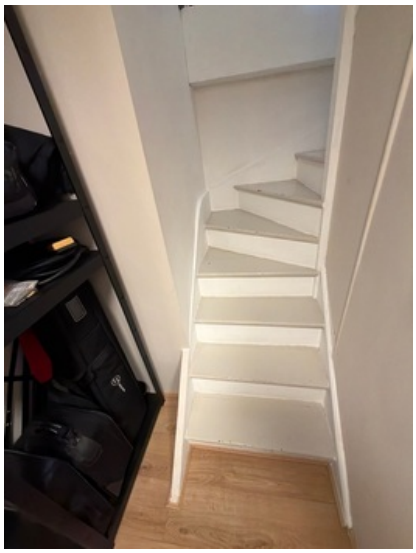
E Inside the property



09/02/2026 11:35 (GMT) at 51.414877°, -0.065119°



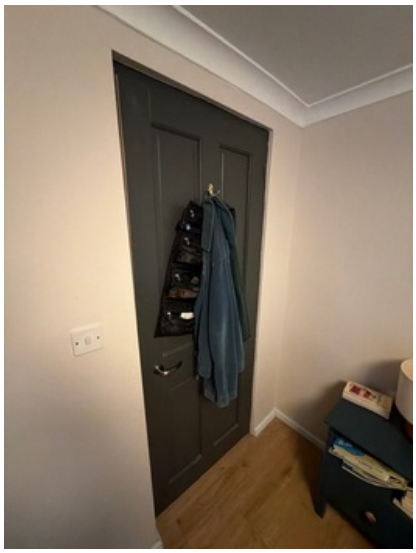
09/02/2026 11:37 (GMT) at 51.414839°, -0.065056°



09/02/2026 11:37 (GMT) at 51.414839°, -0.065056°

09/02/2026 11:38 (GMT) at 51.414864°, -0.065048°

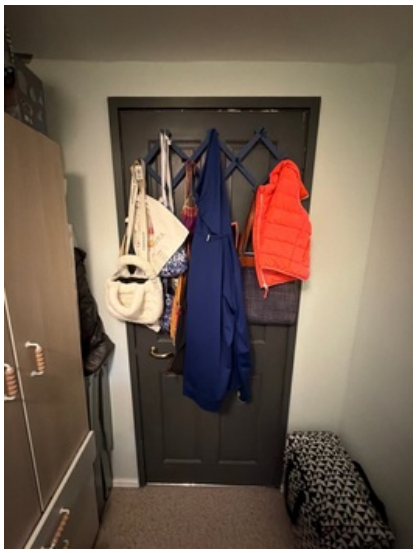
09/02/2026 11:38 (GMT) at 51.414864°, -0.065048°



09/02/2026 11:39 (GMT) at 51.4147°, -0.064981°

E Inside the property

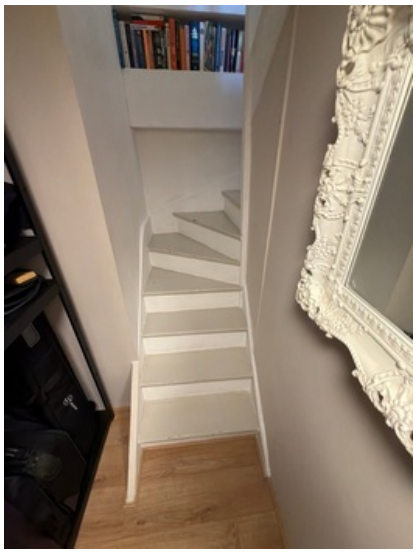
09/02/2026 11:39 (GMT) at 51.414927°, -0.065059°



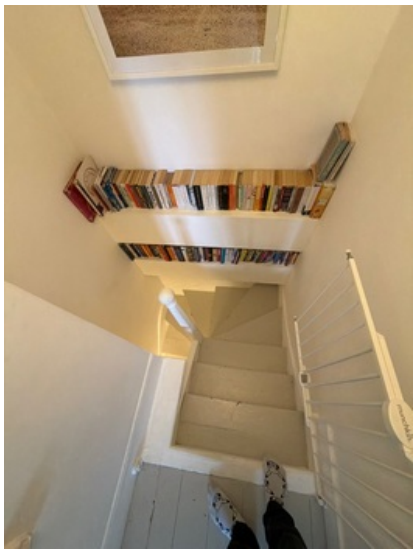
09/02/2026 11:39 (GMT) at 51.414716°, -0.064988°

09/02/2026 11:39 (GMT) at 51.414925°, -0.065058°

09/02/2026 11:39 (GMT) at 51.414876°, -0.065067°



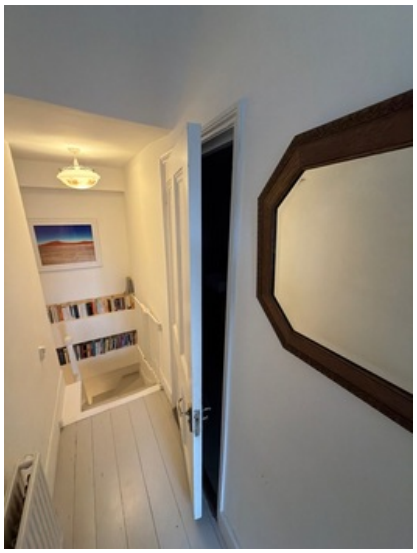
09/02/2026 11:39 (GMT) at 51.414929°, -0.06506°



09/02/2026 11:40 (GMT) at 51.414878°, -0.06499°

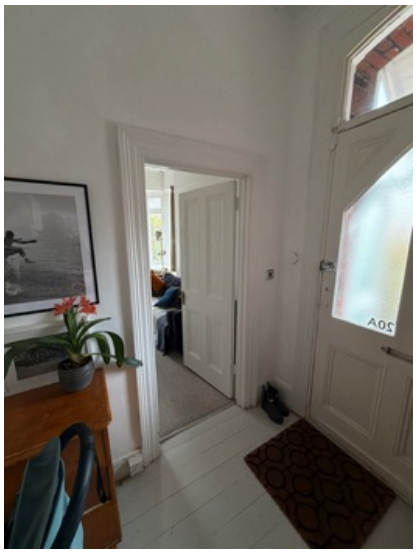
E Inside the property

09/02/2026 11:40 (GMT) at 51.414878°, -0.06499°



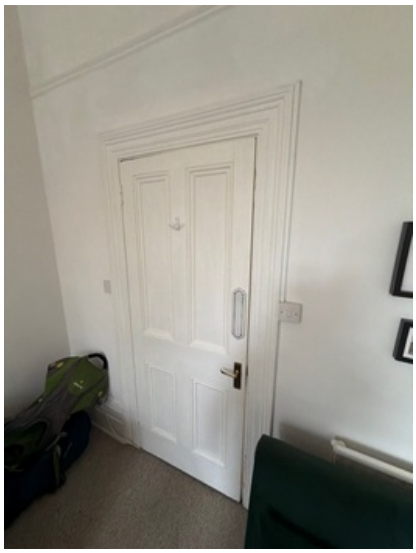
09/02/2026 11:46 (GMT) at 51.414765°, -0.064584°

09/02/2026 11:47 (GMT) at 51.414673°, -0.064608°



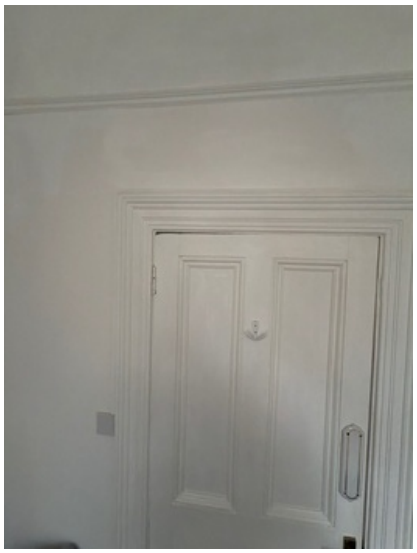
09/02/2026 11:47 (GMT) at 51.414795°, -0.064966°

09/02/2026 11:47 (GMT) at 51.414909°, -0.065235°

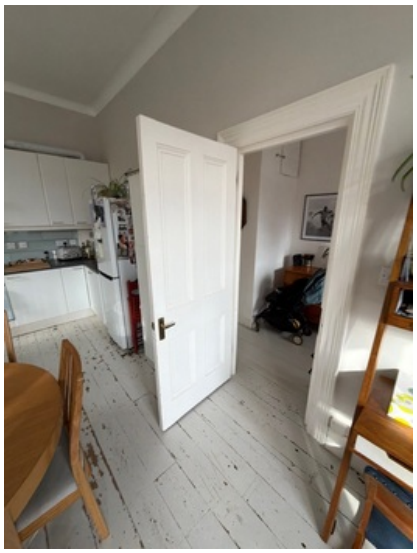


09/02/2026 11:47 (GMT) at 51.414909°, -0.065235°

E Inside the property



09/02/2026 11:47 (GMT) at 51.414911°, -0.065065°



09/02/2026 12:01 (GMT) at 51.41486°, -0.065172°

09/02/2026 12:01 (GMT) at 51.41486°, -0.065172°

09/02/2026 11:27 (GMT) at 51.414903°, -0.065078°

E8 Bathroom fittings

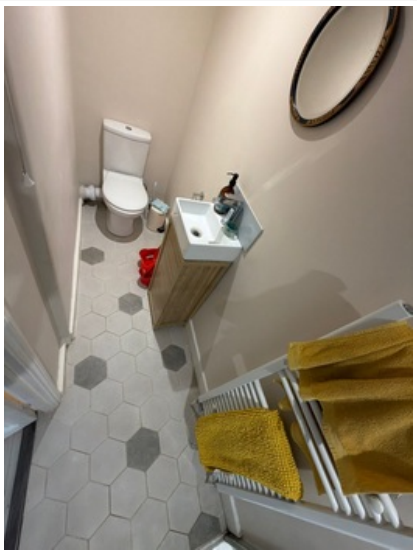
2

The main bathroom fittings appear reasonably modern and serviceable although there are areas that requires immediate attention. The sealant around the edges of the sanitary fittings are poor and may be allowing excess water to seep behind the sanitary ware and affecting the adjacent surfaces and hidden parts (see section I.1 Risks). This should be repaired now, especially to the shower in the upstairs bathroom. The bath has been fitted against the wall rather than being properly integrated into the wall construction with tiles running down to meet the bath edge. This is not best practice installation, as the gap between the bath and the wall tiles creates a vulnerable junction where water can penetrate.As a result of the current placement and installation method, any water splashing or spillage during bathing can seep through the gap between the bath edge and the wall surface. This risk is compounded by the absence of or deterioration of the bath sealant at this junction. Water penetrating at this point can cause damage to the floor construction and/or deterioration of wall substrates behind the bath, mould growth in concealed spaces, and damage to finishes.The bath sealant at the junction between the bath edge and

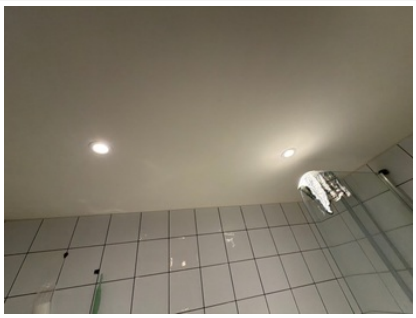
E Inside the property

the wall is missing or defective in places. This sealant is the primary defence against water penetration at this vulnerable junction. Without effective sealant, water ingress is likely to occur during normal use of the bath.The vents should be assessed and upgraded accordingly.Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.The sealant around the sanitary areas are currently in good condition. It is important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid damage to adjacent surfaces. The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of demand, both within the property and in the locality. It is recommended that should you wish to install water pressure sensitive items, such as a power shower, that further enquiries are made initially.

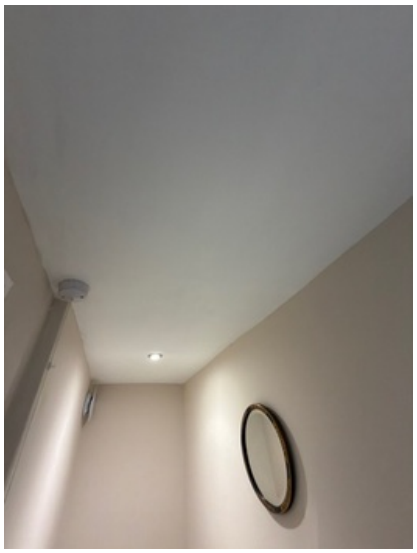
09/02/2026 11:33 (GMT) at 51.414766°, -0.065033°



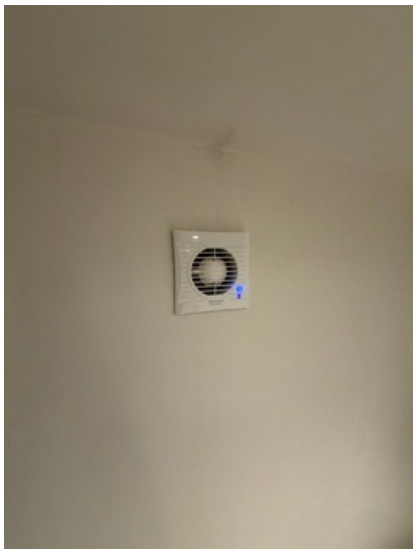
09/02/2026 11:44 (GMT) at 51.415023°, -0.065089°



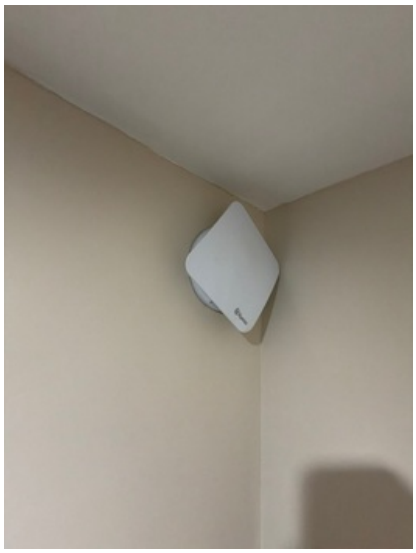
09/02/2026 11:33 (GMT) at 51.414766°, -0.065033°



09/02/2026 11:44 (GMT) at 51.414975°, -0.065148°

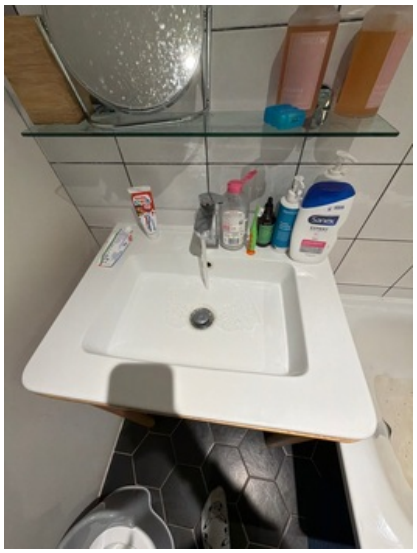


09/02/2026 11:33 (GMT) at 51.414707°, -0.064987°



09/02/2026 11:44 (GMT) at 51.414947°, -0.065084°

E Inside the property

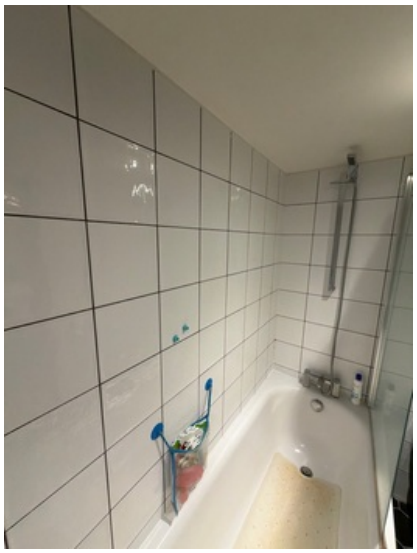


09/02/2026 11:33 (GMT) at 51.414876°, -0.065209°

09/02/2026 11:44 (GMT) at 51.415027°, -0.064965°

09/02/2026 11:33 (GMT) at 51.414876°, -0.065209°

09/02/2026 11:44 (GMT) at 51.415027°, -0.064965°



09/02/2026 11:33 (GMT) at 51.414876°, -0.065209°

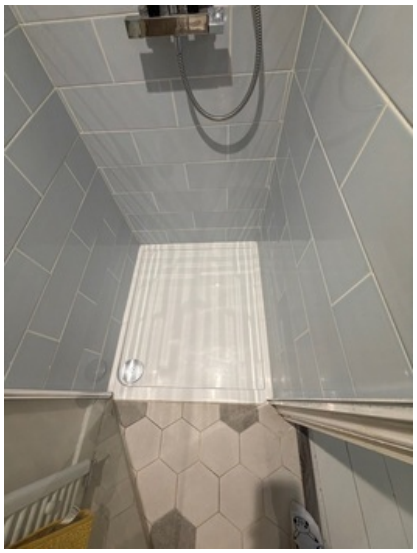
09/02/2026 11:44 (GMT) at 51.415027°, -0.064965°

E Inside the property

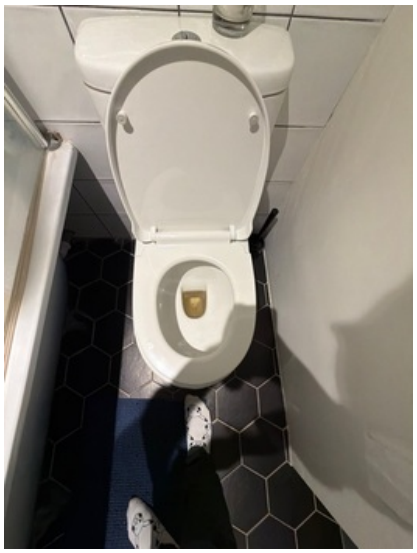
09/02/2026 11:33 (GMT) at 51.414876°, -0.065209°

09/02/2026 11:44 (GMT) at 51.415027°, -0.064965°

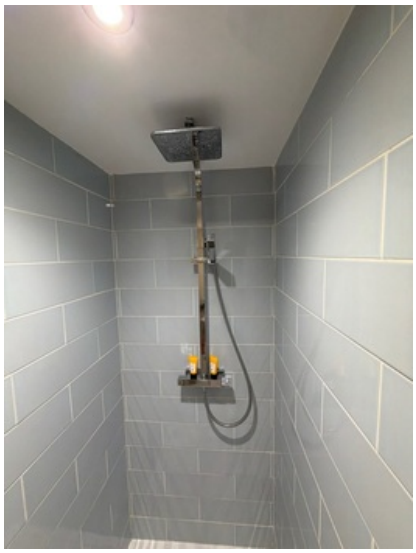
09/02/2026 11:33 (GMT) at 51.414831°, -0.065173°



09/02/2026 11:44 (GMT) at 51.41495°, -0.065012°

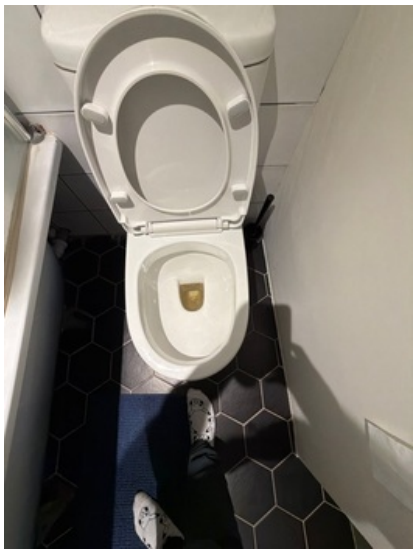


09/02/2026 11:34 (GMT) at 51.414875°, -0.065199°



09/02/2026 11:44 (GMT) at 51.41495°, -0.065012°

E Inside the property



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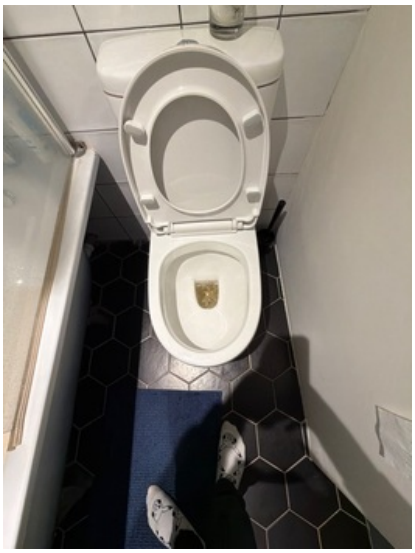
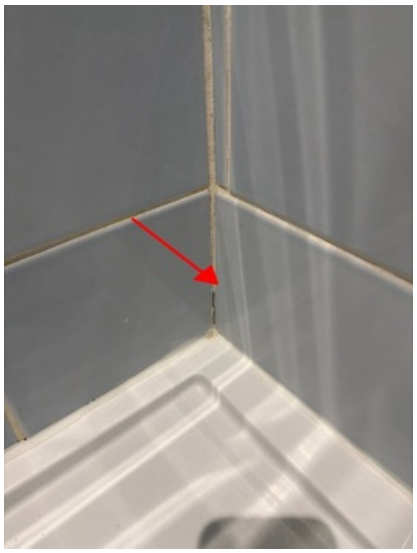
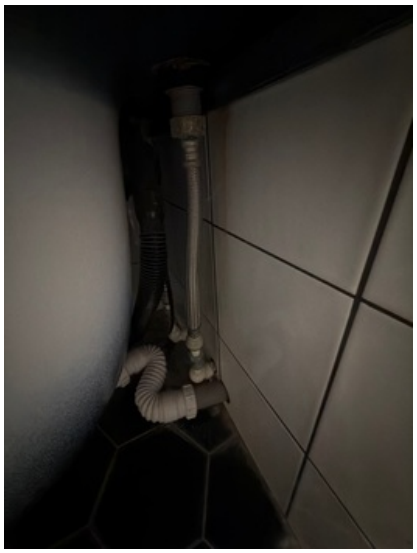
09/02/2026 11:45 (GMT) at 51.41495°, -0.065012°



09/02/2026 11:34 (GMT) at 51.414914°, -0.065251°



09/02/2026 11:46 (GMT) at 51.414921°, -0.065245°



09/02/2026 11:34 (GMT) at 51.414924°, -0.065407°

09/02/2026 11:46 (GMT) at 51.414967°, -0.064932°

E Inside the property

09/02/2026 11:34 (GMT) at 51.414873°, -0.065348°

09/02/2026 11:34 (GMT) at 51.41485°, -0.065345°

09/02/2026 11:34 (GMT) at 51.41458°, -0.064889°

E9 Other

2

Fire safety; There are a number of battery-operated / mains operated smoke detectors installed and these are in good condition. We have not tested the smoke alarms at the time of our inspection.It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions.You should consider upgrading the installation with a mains-wired heat detector and interlinking smoke system after taking occupation. Further advice can be obtained from the local fire and rescue service.It is inevitable that condensation will be encountered during the course of normal occupation. If not managed correctly condensation can lead to mould growth which can have adverse health effects.Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation. This may require a review of the lifestyle occupation of the property.Hazard; Asbestos may be present elsewhere within the property. The manufacture of asbestos based building materials has now ceased, although asbestos materials can still be found within existing dwellings. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation. As commented above asbestos is a hazardous material and removal is expensive. Because of the presence of possible asbestos building materials and the likelihood it may be discovered elsewhere, further specialist contractors' advice should be sought prior to legal commitment to purchase and all recommendations and quotations obtained.

E Inside the property

09/02/2026 11:37 (GMT) at 51.414887°, -0.065082°

09/02/2026 11:28 (GMT) at 51.414905°, -0.065072°

09/02/2026 11:28 (GMT) at 51.414905°, -0.065072°

09/02/2026 11:27 (GMT) at 51.414903°, -0.065078°

09/02/2026 11:26 (GMT) at 51.414905°, -0.065072°

09/02/2026 11:26 (GMT) at 51.414963°, -0.065097°

E

Inside the property

09/02/2026 11:27 (GMT) at 51.414963°, -0.065097°

09/02/2026 11:26 (GMT) at 51.41512°, -0.065125°

09/02/2026 11:26 (GMT) at 51.414955°, -0.065094°

SOUTH SURVEYORS

RICS

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

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

. For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence, there is the potential for higher running costs in older compared to newly built properties

F1 Electricity

1 2 3 NI

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.*

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

3

09/02/2026 11:48 (GMT) at 51.414715°, -0.064648°

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.

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.

3

09/02/2026 11:19 (GMT) at 51.414863°, -0.065131°

F3 Water

The external stop tap is located on the pavement of the public pathway to the front of the property. You should confirm whether a water meter is provided.

3

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists. Whilst there was no obvious evidence of significant leaks, it would be prudent to arrange for a precautionary inspection by a suitably qualified plumber prior to legal commitment to purchase.

Taps within the property was checked for adequacy of pressure and pipe joints, where visible was checked for leaks.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

Given the age of the property the incoming mains water supply pipe may be in lead, although the section of pipe visible appears to be a PVC material. It is possible that the supply to the property is common to this

and neighbouring properties and therefore subject to demand related fluctuations in pressure. It would be prudent to confirm whether entire main water feed pipe has been renewed and if it is found lead pipework is still present, this is a material which can be hazardous to health and the original feed pipe should be stripped out and renewed.

09/02/2026 11:17 (GMT) at 51.414853°, -0.065094°

F4 Heating

3

The heating is supplied by a gas fired boiler. This is a modern appliance and appears to be operating satisfactorily at the time of inspection. For precautionary purposes a heating engineer should examine the hot water and heating boiler and undertake appropriate servicing, with any recommendations to be implemented. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted. A significant amount of the central heating pipework is buried within the construction and whilst there were no signs of leakage, this can occur undetected beneath floor finishes, particularly if pipework is not adequately protected We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required. Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

F Services

09/02/2026 12:02 (GMT) at 51.41484°, -0.065288°

F5 Water heating

3

Hot water is provided by the gas fired condensing boiler. The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor. A number of water pipes are likely to pass through the space beneath the floor and concealed areas. When access to this area is next gained, these pipes should be properly insulated so they do not freeze during cold weather. Condition Rating 3A - (Further investigation Required) – You should instruct a reputable qualified plumbing and heating engineer or a Gas Safe registered engineer undertake a combined inspection and test of the cold water, hot water and heating c services and report to you, before exchange of contracts.

F Services

09/02/2026 12:02 (GMT) at 51.41484°, -0.065288°

F6 Drainage

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy and it would be prudent to complete utilities searches prior to commitment to purchase. The rainwater may be directed into the foul drains. This is acceptable if there is a combination foul and storm water drain, as was generally the case before the introduction of modern Building Regulations. If, however, there is a separate surface water drainage system it is not permissible to discharge surface water into the foul drain and vice versa. Your legal advisers should make appropriate enquiries on this matter with the Local Authority. The internal drainage was checked where accessible for leak and flushed checked for blockages, none was noted. There were no damage or other significant defect at the time of our inspection. The internal drainage system (traps, waste fitting and joints) is checked for leaking joints and rate of flow where accessible. Condition rating 3A – Further Investigation - You should instruct a reputable drainage contractor to inspect the drains and report to you, before exchange of contracts.

3

09/02/2026 11:17 (GMT) at 51.41483°, -0.065092°

F7 Common services

The drainage is assumed commonly shared and you should anticipate the possibility of the neighbouring properties requesting access. Please confirm with your legal adviser, clarification and your responsibilities.

3

F Services

09/02/2026 12:19 (GMT) at 51.414855°, -0.065272°

09/02/2026 12:18 (GMT) at 51.414837°, -0.065214°

SOUTH SURVEYORS

RICS

G

Grounds

(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

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

G1 Garage

1 2 3 NI

not applicable NI

G2 Permanent outbuildings and other structures

3

The store room is constructed with solid brick walls and is covered by a flat roof incorporating rubber and felt coverings. The internal inspection was limited due to stored items restricting access and visibility, and the risk of concealed defects within the store room must be accepted.Both the rubber membrane and felt covering to the flat roof of the store room have failed and are allowing water ingress into the structure. This is a significant defect that requires urgent attention. The failure of both roof coverings indicates that the roof has reached the end of its serviceable life and requires comprehensive remedial works.Water ingress through a failed flat roof can cause several serious problems including progressive deterioration of the roof structure and supporting timbers, wet rot and timber decay to roof joists, fascias, and other structural timbers, damage to internal wall surfaces and brickwork, mould growth creating potential health hazards, and worsening of the defect over time as water penetration accelerates deterioration of the roof structure.Given the confirmed water ingress through the failed roof covering, the roof timbers within the store room are at significant risk of water damage and potential decay. The timbers on the inside of the roof structure may need to be repaired or replaced depending on the extent of water damage sustained. A thorough inspection of all accessible roof timbers should be undertaken when the roof covering is removed during remedial works. Any timbers found to be affected by wet rot or significant water damage should be cut out and replaced with new pre-treated timber before the new roof covering is installed.It is important that the full extent of timber damage is assessed and addressed before a new roof covering is applied. Covering damaged or decaying timbers with a new roof membrane without addressing underlying timber defects will lead to premature failure of the new covering and more costly repairs in the future.The failed roof covering should be replaced as a matter of urgency to prevent further water ingress and progressive damage to the structure. Remedial works should include complete removal of the existing failed rubber membrane and felt covering, inspection and probing of all exposed roof timbers for signs of rot or water damage, replacement of any defective timbers with new pre-treated timber, installation of new falls or firring pieces if necessary to ensure adequate drainage, installation of a new flat roof covering using a modern durable system such as a single-ply membrane, GRP fibreglass, or EPDM rubber system with appropriate edge detailing, upstands, and flashings, and provision of adequate drainage falls to prevent water ponding on the new roof surface.The new roof covering should be installed by a specialist flat roofing contractor with experience in modern flat roof systems. The works should be accompanied by a manufacturer's guarantee and contractor's guarantee for both materials and workmanship, typically for a minimum of ten to twenty years depending on the system specified.The walls of the store room are of solid brick construction. Our inspection of the internal walls was limited due to stored items restricting access and visibility. The risk of concealed defects to the internal wall surfaces and brickwork must be accepted.Given the confirmed water ingress from the failed roof covering, there is an increased risk that internal wall surfaces may have been affected by water penetration and dampness. When the store room is cleared of stored items, the

G Grounds (including shared areas for flats)

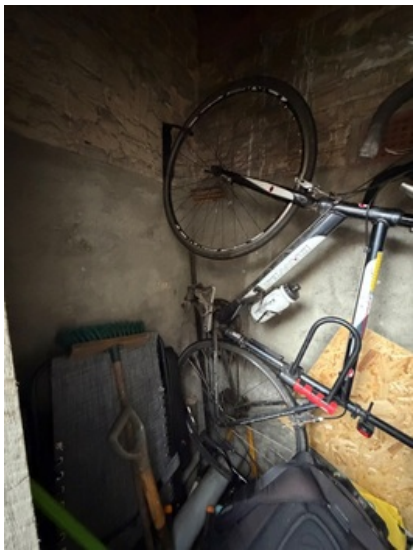
walls should be inspected thoroughly for signs of water staining, dampness, deterioration of brickwork or pointing, and mould growth. Any defects discovered should be addressed as part of the remedial works programme.When the new roof covering is installed, careful attention should be paid to ensuring adequate drainage falls are provided to direct rainwater away from the structure. Inadequate falls are a common cause of flat roof failure, as standing water accelerates deterioration of the covering. The junction between the flat roof and any adjacent walls should be properly weathered with appropriate upstands and flashings to prevent water ingress at these vulnerable junctions.

09/02/2026 12:03 (GMT) at 51.414865°, -0.065127°

09/02/2026 12:03 (GMT) at 51.414783°, -0.064945°

09/02/2026 12:03 (GMT) at 51.414829°, -0.064953°

09/02/2026 12:38 (GMT) at 51.414783°, -0.065233°

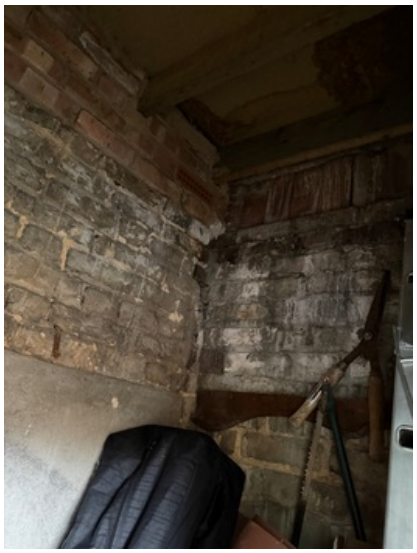


09/02/2026 12:38 (GMT) at 51.414822°, -0.065208°

09/02/2026 12:38 (GMT) at 51.414825°, -0.065206°

G

Grounds (including shared areas for flats)



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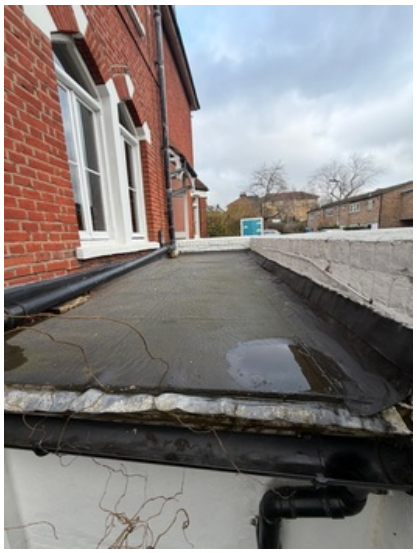
09/02/2026 12:38 (GMT) at 51.414508°, -0.065233°

09/02/2026 12:38 (GMT) at 51.414888°, -0.065072°

09/02/2026 12:11 (GMT) at 51.414833°, -0.065206°



09/02/2026 12:10 (GMT) at 51.41483°, -0.065197°

09/02/2026 12:10 (GMT) at 51.41483°, -0.065197°

G Grounds (including shared areas for flats)

09/02/2026 12:11 (GMT) at 51.414837°, -0.065203°

09/02/2026 12:10 (GMT) at 51.41483°, -0.065203°

G3 Other

3

Subsoils in the area may be of clay which may be subject to seasonal change.There is a shared areas, which is in poor condition at present and for which there may be shared maintenance costs; legal advisers to confirm.There is no evidence of previous flooding although further advice is available via the Environment Agency website and through your local searches. The land at the rear slopes towards the property and it would be prudent to introduce drainage adjacent to the property. There are several trees within the vicinity of the property. There is the potential for root spread towards drainage channels and the property, although no associated damage was observed to warrant further investigation. It would be prudent for periodic maintenance to be undertaken to the trees, to ensure that they remain in healthy condition and so assist in minimising against the potential for falling branches. Consideration should also be given to periodic pruning to prevent them becoming too large.Tall growing hedging was observed on neighbouring land, which is considered to dominate the subject property. There are regulations in place with respect to height and location of hedges in proximity to neighbouring properties, which we understand are controlled by the Local Authority. If this issue is of concern, clarification with your legal adviser is recommended prior to legal commitment to purchase, to assist in minimising against any potential for legal disputes or having any adverse effects on saleability of the subject property. To the rear of the property there is an external staircase providing access. At the time of inspection, no handrails or guidance rails were provided. The absence of suitable guarding and handrails represents a potential health and safety hazard, particularly in wet or icy conditions where the risk of slips and falls is increased. Current Building Regulations and general health and safety guidance would normally expect adequate handrails and guarding to be installed where there is a change in level.We recommend that a suitably qualified contractor installs appropriate handrails and guarding to improve user safety and reduce the risk of injury.Additionally, there is a separate steel staircase to the rear of the building serving another flat. This staircase is showing signs of corrosion, with visible rusting to the metal components. Corrosion can compromise the structural integrity of the staircase over time if not properly addressed.The affected areas should be thoroughly cleaned back to bare metal, treated with a suitable rust inhibitor, and redecorated with appropriate protective coatings. If corrosion is found to be extensive upon closer inspection, localised repairs or partial replacement of affected sections may be necessary. A competent contractor should be instructed to further assess the extent of deterioration and carry out remedial works as required.Pathways may be slippery in wet or icy conditions.You should upgrade paths and patios, which are in need of improvement.Boundary clarificationIt is recommended that a certified copy of the Deed Plans be obtained and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.Responsibilities for boundaries are unknown and repair liabilities should be investigated further.Boundaries are provided with timber fences and brick walls. Much of the boundaries were concealed and you should anticipate that ongoing maintenance and repair will be required.There are retaining walls/

G Grounds (including shared areas for flats)

boundary walls to the rear. These types of feature require high levels of maintenance and are currently poor condition. Only on-street parking is available which may be at a premium during peak times.The property appears to be located beneath a flight path and some noise disturbance may be apparent.There is a right of way across the rear of the property. Legal advisers should confirm full details.There is a lamp post close to the property and some light pollution may be apparent.Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify. See Section H.3.

09/02/2026 12:11 (GMT) at 51.414844°, -0.065247°

09/02/2026 12:11 (GMT) at 51.414844°, -0.065247°

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09/02/2026 12:11 (GMT) at 51.414844°, -0.065247°

09/02/2026 12:12 (GMT) at 51.414778°, -0.06536°

09/02/2026 12:12 (GMT) at 51.414778°, -0.06536°

G Grounds (including shared areas for flats)

09/02/2026 12:12 (GMT) at 51.414743°, -0.065304°

09/02/2026 12:12 (GMT) at 51.414743°, -0.065304°

09/02/2026 12:12 (GMT) at 51.414743°, -0.065304°

09/02/2026 12:11 (GMT) at 51.414814°, -0.065198°

09/02/2026 12:11 (GMT) at 51.414894°, -0.065233°

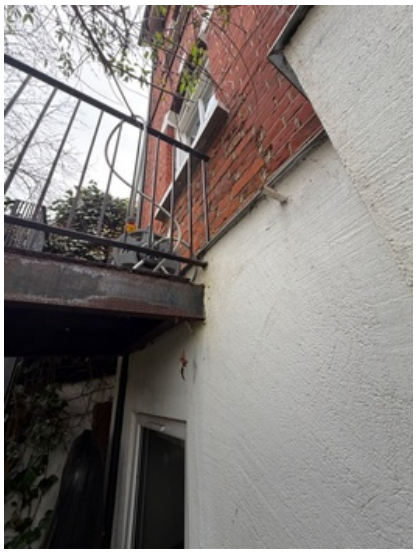
09/02/2026 12:11 (GMT) at 51.414844°, -0.065247°

G Grounds (including shared areas for flats)

09/02/2026 12:19 (GMT) at 51.414825°, -0.06527°

09/02/2026 12:19 (GMT) at 51.414847°, -0.065253°

09/02/2026 12:19 (GMT) at 51.414825°, -0.065275°



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09/02/2026 12:18 (GMT) at 51.414813°, -0.065222°

09/02/2026 12:18 (GMT) at 51.414847°, -0.065242°

G Grounds (including shared areas for flats)

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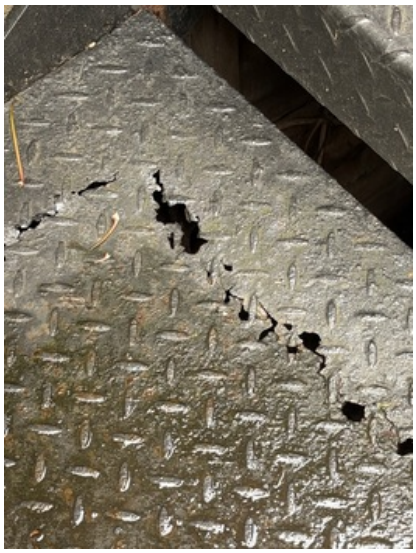

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09/02/2026 12:11 (GMT) at 51.414833°, -0.06522°

09/02/2026 12:11 (GMT) at 51.414833°, -0.065197°

09/02/2026 11:21 (GMT) at 51.414755°, -0.065256°

G Grounds (including shared areas for flats)

09/02/2026 11:21 (GMT) at 51.414763°, -0.065217°

09/02/2026 11:21 (GMT) at 51.41482°, -0.065167°

09/02/2026 11:20 (GMT) at 51.414595°, -0.06505°

09/02/2026 11:20 (GMT) at 51.414595°, -0.06505°

09/02/2026 11:21 (GMT) at 51.41483°, -0.065142°

09/02/2026 11:19 (GMT) at 51.414862°, -0.065114°

G Grounds (including shared areas for flats)

09/02/2026 11:19 (GMT) at 51.414862°, -0.065133°

09/02/2026 11:17 (GMT) at 51.414875°, -0.065083°

09/02/2026 11:17 (GMT) at 51.414945°, -0.065097°

09/02/2026 11:17 (GMT) at 51.414913°, -0.065047°

09/02/2026 11:17 (GMT) at 51.414888°, -0.06505°

09/02/2026 11:16 (GMT) at 51.414928°, -0.065008°

G Grounds (including shared areas for flats)

09/02/2026 11:16 (GMT) at 51.41493°, -0.065014°

SOUTH SURVEYORS

RICS

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.

H Issues for your legal advisers

H1 Regulation

There are no matters which appear to require Local Authority consent since the date of construction.

H2 Guarantees

Your legal adviser should ask if guarantees exist for the following features:-D.6 – Replacement doorsE.3 - Remedial damp-proofing worksE.7 – Previous treatments for wood-boring insect infestationF.2 and F.4 – Recent testing of the central heating boiler and gas/oil installation

H3 Other Matters

Your legal adviser should advise on your rights and obligations in relation to:-. Your maintenance responsibilities in respect of the boundaries.. Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.. Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, downpipes and chimneys should be established.. The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.. Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.. Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.. Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.. Where there are trees in the adjacent gardens which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.. Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.. You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.. The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.. Confirmation should be obtained that mains electricity, water, drainage and gas are indeed connected. . Confirmation should be obtained by the provision of service documentation of when the electric and gas/oil installations were last tested. . Checks should be made as to whether or not any of the trees are subject to Preservation or similar Orders.. Your legal adviser should check:-RADON. We are not aware if any radon gas checks have been undertaken within the subject property.LOW RADON. We did complete a desktop study which revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance. FLOOD RISK. Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches. GEOLOGY. Our desktop study revealed the property to be constructed upon subsoil which can be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

SOUTH SURVEYORS

RICS

Risks

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

I Risks

I1 Risks to the building

Over 60% of all subsidence claims are triggered by trees. Tree roots absorb water for photosynthesis and moisture evaporates from the leaves through transpiration. The active period is predominantly in spring and early summer when tree growth is at its maximum. Larger trees in shrinkable clay soil can extract sufficient moisture to cause soil shrinkage. This may lead to subsidence. A mature deciduous tree can remove in excess of 50,000 litres of water a year. Tree species vary considerably in their ability to cause clay soil shrinkage. Some species are not good at rooting to depth on clay soils while species like Oak, Willow, Poplar and Eucalyptus are able to maintain viable roots to a depth of several metres. In most soils, however, there tends to be a mixture of soil types and so many species will be able to grow roots to sufficient depth to influence buildings where the foundations are not deep enough. The age, health and past management of trees will also be an important factor. Trees of full maturity with little potential for future growth and have not caused damage to a building in the past may be less of a consideration as a risk than trees which are growing vigorously and increasing in size. Depending on the species, the roots of a tree will extend to greater breadth and depth in search of moisture (indeed moisture removal of up to a depth of 6m can take place) in exceptionally dry summer periods and drought. Planting young trees also needs planning. Although they will not extract sufficient moisture initially to present a risk to the property, this may readily change as it grows. Each tree has a ‘zone of influence’ - the area from which a tree absorbs moisture. The potential impact on a property depends on whether a property sits within the zone of influence. The extent of the zone depends upon the type of tree and the location of other trees.

I2 Risks to the grounds

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should be made of the environmental agency. The geology of many areas of the UK, particularly southern England, consists of clay materials. These occur either as shallow surface layers or as deeper geological formations many tens of metres thick. A characteristic of many clay soils is that they swell in volume when they get wet and reduce in volume as they dry. ‘Shrink-swell’, as this phenomenon is known, tends to occur near the ground surface and rarely more than 5m deep. Historic buildings are particularly susceptible to problems associated with seasonal movement because they were often built with shallow foundations which do not extend below the affected clay layers. The magnitude and direction of shrink and swell displacements are affected by a variety of factors but are rarely more than 150mm in the horizontal and vertical directions, combined. Nevertheless, displacements of this scale can have serious impacts on some buildings and structures. Claims submitted to the insurance industry show that trees are often cited as the cause of subsidence problems due to root penetration or the more extensive drying that occurs in the vicinity of the tree. However, to fully understand the causes of clay shrink-swell, it is necessary to appreciate the factors that contribute to changes in the water content of clays and to relate these to the context of the building and environs being investigated. For example, not all buildings resting on clay foundations are affected by clay shrink-swell. If the clay material remains moist throughout the year then its volume will not change. The same is true if the soil remains continually dry, as under a paved car park for example. Equally, movement does not necessarily cause any damage, and signs of building movement can be caused by many factors apart from clay behaviour, including foundation collapse, changes in building loadings, blockage of subsurface drains, and structural failure. If a building is showing signs of cracking, subsidence or other deformation, it is important to consider these factors even if the building is located in an area of known problems associated with clay soils. Whatever the suspected cause, it is most important that expert advice is sought before taking any remedial action: a rapid response such as felling nearby trees may not solve the problem and may even make matters worse.

I3 Risks to people

We recommends an asbestos survey. In older properties built pre-2000, we would always recommend an Asbestos Identification Survey by an approved licensed contractor or independent body prior

Risks

to purchase commitment. We recommend 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 future insurances are not invalidated because an attempt to identify this has been undertaken. New regulations introduced from 6 April 2012 means that contractors work likely to contain asbestos need to comply with a range of health and safety insurance requirements which may well increase the cost of such works.

I4 Other risks or hazards

. The battery operated smoke detectors should ideally be upgraded to a mains wired system.. Smoke and heat detectors should be installed and/or maintained at the landing levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.. General advice can be obtained from the local Police authority with respect to the security measures. . Asbestos may be present within present elsewhere within the property. The manufacture of asbestos based building materials has now ceased, although asbestos materials can still be found within existing dwellings. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation. As commented above asbestos is a hazardous material and removal is expensive. Because of the presence of possible asbestos building materials and the likelihood it may be discovered elsewhere, further specialist contractors' advice should be sought prior to legal commitment to purchase and all recommendations and quotations obtained.

SOUTH SURVEYORS

RICS

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

We are unable to confirm the levels of insulation present within the roof void/floors/wall structures.

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

I strongly advise prior to the exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether how they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property.

I recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

J2 Heating

Heating is by way of the combination boiler, which is likely to be a relatively efficient mode of heating. You may wish to consider upgrading the system and associated pipework as part of the general improvement of the property.

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

J3 Lighting

Significant changes and recommendations are now being made for interior lighting of properties including the use of low energy efficient light bulbs and further specialist advice should be sought in this regard.

J4 Ventilation

Consideration should be given to providing mechanical extract ventilation to the bathroom to reduce the possibility of condensation forming. Any system should be humidistat controlled to give automatic operation. Elsewhere within the property extract ventilation appears to be adequate.

Improvements are required to the ventilation of the main roof void.

J Energy matters

J5 General

We are not aware of any instances of aircraft, rail, road or other noise unduly affecting this property. I would, however, recommend your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property.

. In addition, as part of the pre-contract search enquiries, your legal advisers should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

SOUTH SURVEYORS

RICS

K

Surveyor's declaration

K Surveyor's declaration

Surveyor's RICS number

5046948

Qualifications

Assoc RICS

Company

South Surveyors

Address

78 Beckenham Road Beckenham Kent BR3 4RH

Phone number

020 3355 3418

Fax

Email

hello@southsurveyors.co.uk

Website

www.southsurveyors.co.uk

Property address

South Surveyors - SAMPLE REPORT

Client's name

XXXXX

Date this report was produced

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

Signature

JairzinhoEttienne

SOUTH SURVEYORS

RICS

L

What to do now

L

Further investigations and getting quotes

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

SOUTH SURVEYORS

RICS

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims 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.

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests 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 before making a legal commitment to purchase.

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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.

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

Energy

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

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.

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

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

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 reinstatement costs 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. In particular, once we have provided you with our report, you will lose your right to cancel during the 14-day 'cooling off' period provided by the Regulations.

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.

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

Complaints handling procedure

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

SOUTH SURVEYORS

RICS

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Typical house diagram

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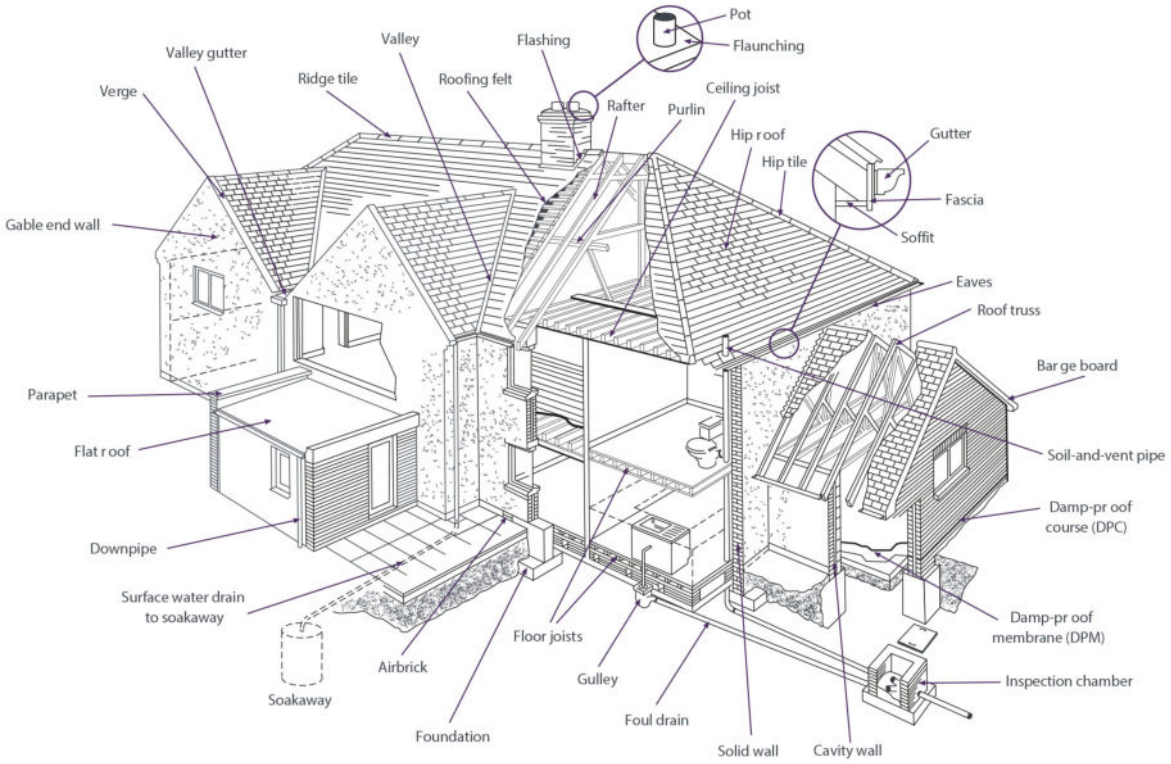
Typical house diagram

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

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Leasehold properties advice

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

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

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

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

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

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

The surveyor assumes that:

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

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

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

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

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

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

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

Maintenance tips

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

Outside the property

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

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

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

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

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

Inside the property

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

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

Services

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

Grounds

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