



LEVEL 2

# Your survey report

**Property address**

21 Sample Road, London E14

**Client's name**

Jo Smith

**Consultation Date**

13th November 2025

**Inspection Date**

4th November 2025

**Surveyor's RICS number**

6697670

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**RICS disclaimer**

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# A

## About the inspection and report

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

# A

## About the inspection and report

### As agreed, this report will contain the following:

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

### About the report

#### We aim to give you professional advice to:

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

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

### About the inspection

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

! **Reminder**

Please refer to your **Terms and Conditions** report sent on the 4th October 2025 for a full list of exclusions.

# A

## About the inspection

**Surveyor's name**

Kamrul Islam BSc (Hons) AssocRICS

**Surveyor's RICS number**

6697670

**Company name**

Your Neighbourhood Surveyor Limited

**Date of the inspection**

4th November 2025

**Report reference number**

Sample HSL2

**Related party disclosure**

This Home Survey Report has been prepared in accordance with the Description of Service at the back of this report. It is pointed out that this is a general building survey report on the property and not a schedule of condition, which would list every cosmetic or minor defect. It is a report intended to give a general opinion regarding the condition of the property on more serious matters, and to enable you to plan for future maintenance.

Most clients find it useful to read Section C - Overall Opinion & Condition Ratings, first, in order to gain a 'general overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Prior to a legal commitment to purchase, you should conclude any further investigations which have been recommended and act upon them and obtain reports on them so you are aware of the financial implications. You should then obtain estimates for any repairs advised by third party specialists from investigations and by ourselves within this report, so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

No formal enquiries have been made with the Statutory Authorities, or investigations made to verify information as to the tenure and existence of any rights of way, covenants or easements. Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations' British/European Standards and Codes of Practice, Agreement Certificates and statutory legislation, such as Building Regulations and the Town & Country Planning Act.

We are not able to comment on any future extensions or alterations you are planning to undertake to the property as part of this report. This report is intended to provide you with an opinion on its current condition, with which can be used to inform your purchasing decision and is not intended as a schedule of works or works specifications. If you have intentions to extend, alter or rebuild the property, we advise you seek advice from an architect and / or structural engineer. The laws of planning and building regulations are complex, a local architects will have the expertise and knowledge of the local planning laws and can advise in greater detail than we are able to.

We confirm that we know nothing about the history of this property. We confirm that to the best of our knowledge we have had no involvement with the owner of the subject property, indeed with any other matter, and consider that, as far as we are aware no conflict of interest arises, as defined in the RICS Rules of Conduct. We therefore consider that the named surveyor, undertaking this survey and report is able to act independently. If you know of any conflict of interest with ourselves or the named surveyor in this report, we strongly advise you inform us as soon as possible.

Where additional reports or assessments (e.g. fire risk, environmental, structural, arboricultural, or otherwise) are provided by the client, these fall outside the scope of this survey. While we may make reference to such documents where appropriate, we are not able to undertake a full review, validate their contents, or accept responsibility for omissions. These reports should be considered in detail with the originating professional, and it remains the client's responsibility to ensure that all findings are understood and acted upon. Our advice should not be relied upon as a substitute for the specialist's own recommendations.

This report shall be for the private and confidential use of the client for whom the report has been undertaken and shall not be reproduced in whole or in any part relied upon by any third party, for any use without the express written authority of the author and Your Neighbourhood Surveyor. We refer you to our Terms and Conditions, which you have been provided with, prior to our instruction.

**Full address and postcode of the property**

21 Sample Road, London E14

**Weather conditions when the inspection took place**

The weather conditions at the time of inspection were dry and sunny following a period of the same.

**Status of the property when the inspection took place**

The property was occupied at the time of the inspection. Floors were covered and rooms furnished with furniture and belongings. This restricted a detailed inspection to some areas of the property.

Fitted, built-in cupboards and fixtures prevented a proper internal inspection of these areas. Stored belongings added another layer of restriction.

# B

## Overall opinion

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

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

### **Important note**

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

# B

## Condition ratings

### Overall opinion of the property

Based on our findings and all other factors, the property is recommended for purchase subject to being repaired in the correct manner and with correct documentation obtained upon completion of further investigations from specialists and contractors. When this has been undertaken, and the property is marketed accordingly between a willing seller and willing buyer, we cannot foresee any special difficulties arising on resale in normal market conditions.

It is however important that the report is considered in its entirety before proceeding with the purchase. If there are any points which require clarification or on which you require further advice, please do not hesitate to contact the writer. While we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters may be of some assistance:

We can report that Condition Rated 3 defects are present.

- The potential change in fire door regulations to older buildings that may result in repairs or renewal being required. On a related note, the internal fire doors have excess gaps that sit outside the tolerances typically prescribed by manufacturers and as such will require repair. We expect these matters to be common and due to the building's age and general wear. Nonetheless, its commonality should not be confused with the severity.
- As the kitchen has been recently installed, mechanical ventilation must have been allowed for to comply with regulations.

Where further investigations have been advised, you should conclude these before completion so you are fully aware of all facts and the costs beforehand. This may allow you to revisit the offer you have originally submitted to the vendors and to be aware of your financial liabilities if you proceed to completion on the property. This particularly applies to services and the concealed rainwater goods given the dampness noted internally (See Section E3).

Note, regular maintenance and upgrades should always be undertaken. Leaving elements in disrepair can lead to other parts of the property requiring work later. This can spiral and a small maintenance issue can lead to a major repair. You should always deal with external issues that lead to water ingress and dampness as soon as possible to avoid further damage to other parts of the property. Services are life limiting and regulations stated in each section mean the property will need to be upgraded or items replaced when due. It is your responsibility upon reading this report, that you action all those points we have raised. In not doing so, you accept the risks in purchasing the property.

# 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'.

**R**

### 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
Section F1 (Electrical)	Electrical certificate (EICR)	No
Section F2 (Gas/ Oil)	Gas certificate (Gas Safe)	No
Section F3 (Water)	Pressure test for plumbing (CPTR) and Potable water test	No
Section F4 (Heating)	Heating / hot water Service	No
Section H	Service Charge Accounts, Ground Rent, Planned Maintenance Plan & Insurance Records	No
Section H	Fire Risk Assessment	No

**3**

### Elements that require urgent attention

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

Element no.	Element name
D6	Outside doors (including patio doors)
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating

**2**
**Elements that require attention but are not serious or urgent**

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

Element no.	Element name
D5	Windows
D9	Other
E3	Walls and partitions
E8	Bathroom fittings

**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
D4	Main walls
E2	Ceilings
E4	Floors
E5	Fireplaces, chimney breast and flues

**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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E9	Other
F5	Water heating
F6	Drainage
F7	Common services
G1	Garage

<b>Element no.</b>	<b>Element name</b>
G2	Permanent outbuildings and other structures
G3	Other

# 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 flat set within a residential block which is of 5 storeys containing 1 bedroom(s). The front elevation faces south.

### Approximate year the property was built

The property is estimated to have been built circa. 1940 to 1950.

### Approximate year the property was extended

The property has not been extended.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

Access to the flat is via stairs and lift(s).

There are communal areas to the development providing access to the property and its amenities.

Flats and apartments have a different arrangement to houses, as there are common areas and external elements shared between owners. With this in mind, a vast majority of elements will be covered under what is commonly known as service agreements.

A service agreement is in effect a contract between yourself and the freeholder for repairs and maintenance of common areas and elements. A service agreement contract will state that you have an annual service charge to pay for this reason. The service agreement is subject to inflation based increases and will not be the same throughout the term of your ownership. We advise you discuss the full details with legal advisors, since the costs can vary, depending on the age, size and type of the property.

### Construction

We expect the building to be concrete framed utilising:

- a water resistant covering to the suspended concrete roof structure
- brickwork of a cavity design serving as infill walls to form the elevations
- suspended concrete floors to form the floors
- foundations are expected to be of a pad or piled type

Ceilings are expected to be of suspended concrete using a plaster finish.

**Accommodation**

	<b>Living rooms</b>	<b>Bedrooms</b>	<b>Bath or shower</b>	<b>Separate toilet</b>	<b>Kitchen</b>	<b>Utility room</b>	<b>Conservatory</b>	<b>Other</b>	<b>Name of other</b>
<b>Third</b>	1	1	1		1			1	Balcony

# 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.

### Energy efficiency rating

67 C August 2029.

### Issues relating to the energy efficiency rating

None to consider, although please note that testing and recommendations related to energy efficiency fall outside of the scope of this survey.

If you have concerns regarding the property's energy efficiency, it may be worthwhile you commissioning an Energy Audit which will consider such matters as insulation, materials efficiency, air-tightness, energy consumption, the efficiency of fittings, utility and other systems.

### Mains services

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

Gas

Electric

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

None

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

The surveyor is not aware of any other energy sources.

### Other energy matters

N/A

# C

## Location and facilities

### Grounds

The property has a balcony accessible off the living room.

There is no parking available on the grounds of the property. Off-site parking is restricted during certain time and date periods.

### Location

The property is in the borough of Tower Hamlets that faces onto a Council maintained and adopted roadway.

The property is located near transport links such as bus route(s) and train station(s) of which the closest Canary Wharf DLR and Underground stations.

You may experience some noise during busy times as there is a road to the front. As the property overlooks the canal footpath, noise pollution is likely, particularly during weekends and evenings given its use by cyclists and joggers for example. The commercial estate on the opposite side may also host events causing both noise and light pollution during certain periods. Whilst the locality may generally be an attractive feature, it depends on the individual's disposition.

Note, it is advisable to acquaint yourself with the area before purchase to highlight any potential noise disturbances or other matters that may concern you. Therefore, you may find it useful to visit the area over several time periods.

### Facilities

The local facilities include: Retail, Education, Leisure and Recreation. These lie within easy access by road or public transport.

### Local environment

We expect your legal advisor to instruct an environmental search, as well as other searches (Coal Mining, contamination and Water and Sewage). Please however note our finding(s) below:

The property is in an area that has clay sub-soils that could affect the stability of foundations. See Section I1 for related comments.

The property is in an area that has a very low probability to flood (see section I2 Risks).

The property is in an area with elevated levels of radon gas that could affect health (see section I3 Risks).

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

We have not been able to inspect the parts of the property that are covered, unexposed and inaccessible. We are therefore unable to report that such parts of the property are free from rot, beetle attack or other serious defects related to poor workmanship, design or wear. Please note that the property is inspected visually only and no elements are disturbed in the process, nor removed.

If we have stated in Section B that the weather was dry at the time of inspection, it is not possible to advise that rainwater joints, roof junctions, chimney stacks and flashings, etc. are totally watertight. We cannot inspect behind chimney stacks or roof areas that are hidden from view or to flat roof coverings where these are not readily visible from either ground level, or from elevated windows. We cannot gain access to roof areas that are over 3m in height. If we feel these require further inspection, we will advise so and how you should obtain access.

It should be appreciated that this is a pre-owned property and the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. This report, which has been prepared having due regard to the age and type of the building, reflects the condition of the various parts of the property at the time of our inspection. It should be considered though, that it is possible that defects could arise between the date of the survey and the date upon which you take occupation. For example; an inspection carried out in summer may not reveal leaks or dampness, that may otherwise present itself in the winter.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner and you do not carry out further investigations or have them treated when advised to do so.

For the purposes of this report, only significant defects, which are readily apparent from a visual inspection are reported. Cosmetic, minor decorative or minor repairs, which would normally be due in the course of general maintenance and redecorations are not reported.

We have not exposed the foundations of the property and without doing so you must accept the risk of unseen defects. However, if this is required due to something we suspect may affect them, we will advise this within this report. We have not carried out any geological surveys or site investigations 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.

1 2 3 NI

### D1 Chimney stacks

There are several chimney stacks serving the building which are of masonry construction. We were unable to view the chimney stacks in detail. This element however would be the responsibility of the Freeholder(s) to maintain. As such, they may be able to clarify its condition where refurbishment works were undertaken in the past. Please note the below. They however should not be considered an in-depth assessment given the limitations, hence our overall rating of 'Not Inspected':

There are three stacks that are located to the middle of the property's roof. They are of brick construction. Clay pots are secured with mortar flaunching with the tops then capped with cowls.

The abutment with the roof is sealed with metal.

The chimney stacks are in acceptable condition. The individual masonry elements (pots, bricks, mortar pointing etc) with some minor cleaning required to remove minimal amounts of deposits such as moss. Minor wear may become apparent upon closer inspection, although no considerable erosion is expected.

The waterproofing between the chimney stack and the roof covering (called the flashing) appears to be of adequate condition with no issues to suggest a break in its coverage that could lead to water ingress. The flashing appears to be installed correctly and dressed (not lifting or disturbed) accordingly to the profile of the roof covering.

To maintain the stacks(s), generally ensure deposits are cleared periodically. Any cracks which form to masonry elements are repaired using the same materials, and prepared adequately to avoid de-bonding. The flashing should remain well dressed over finishes. Any splits to the metal should see the section replaced (not repaired with adhesive tapes).

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. You will normally need permission from the neighbour to carry out significant work, since it may affect them. A Party Wall Award may also be required. To undertake work at high level, and avoid damaging the roof coverings, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). You should clarify if the cost of repairs includes this.

## D2 Roof Coverings

We were unable to view the roof coverings serving the building, which is to be expected. We recommend you obtain clarification on the condition of the roof coverings in order that you may budget for any repairs which may be required.

NI

This can be achieved by obtaining a report on its condition from the Freeholder where maintenance or repair works were undertaken in the recent past. Generally, it is an insurance requirement to review roof coverings every year to maintain any unexpired warranty term. As such, we expect the Freeholder to have some level of inspection records.

## D3 Rainwater pipes and gutters

We could not assess the rainwater goods as they were concealed within the building's fabric.

NI

Rainwater goods require periodic cleaning to avoid common issues such as leaks, overflowing and blockages. Gulleys should remain covered to avoid falling debris. Issues with such an element can cause damage to the external and internal finishes, as well as subsidence in significant circumstances.

Please however see Section E3 for related comments.

## D4 Main walls

The building is of a height where only a skewed view was visible from ground level. As such, defects may still exist at high level upon a close up inspection, or upon further enquiries made through your solicitor. Our inspection is also only limited to the portion of the building serving the flat, with a more general inspection undertaken of adjacent areas of the same building.

1

The building is of reinforced concrete frame construction. The elevations are formed with brickwork. The masonry sections are secured with metal ties within the cavity. Apertures are formed for windows and doors that are supported above by the frame, or concrete lintels. We expect a bitumen/polythene damp proof course (DPC) was installed at the time of construction.

We have not identified any immediate defects to the external walls which were generally in acceptable condition. Walls are vertically aligned without any signs of recent reactive movement which might suggest a problem with foundations. This however should not be interpreted as a guarantee that no further works will be required in the future where there are issues with workmanship or changes in regulation. Your legal advisor must still clarify any works that are, reactive or otherwise. Any cyclical planned maintenance should be clarified. Condition Rating 1.

No immediate defects were noted above the window and door openings to suggest a significant issue with the lintels. The lintels serve as a structural component holding the wall above the openings from collapsing. The external skin of the property should be maintained in the normal way. Condition Rating 1.

The mortar pointing to the building was noted to be in acceptable condition. Whilst minor wear was noted, this is common due to weathering and not significant enough to warrant repair immediately. The mortar pointing must remain in acceptable condition as it lends to the property's weather resistivity, ability to expel moisture, and structural integrity as it is ultimately a sacrificial element. Where repairs are required, any worn or loose mortar should be raked out to a minimum depth of 25mm to ensure adequate bonding. Condition Rating 1.

The render finish was noted to be in acceptable condition free from significant cracks and undulation. Cracks will form over time due to thermal movement and must be repaired promptly to prevent damaging water ingress. The render should also be decorated periodically with a breathable finish like lime wash to not hinder evaporation. Condition Rating 1.

Moss, soiling, vegetation and debris should be cleared periodically to prevent keeping the walls in a saturated state and to encourage the evaporation of moisture. Keeping walls clear, particularly at the abutment with the ground will help avoid damp issues and wear of elements.

The damp proof course (DPC) is a horizontal moisture barrier intended to prevent rising dampness. It is built into the base of walls and therefore by design, is difficult to see during an inspection. Where present, we cannot clarify its condition and the lack of rising damp is not an indication of its condition, nor its continuous presence, since the condition of the brickwork, mortar joints and maintenance, play a crucial role in preventing dampness.

## D5 Windows

Windows were viewed from ground level and through openings where access was possible. Defects may exist out of sight. Frequent use may reveal defects which are not noticeable during the normal course of a survey. 2

The windows to the property are of a casement type that are uPVC framed containing double glazed vision panes. The perimeter of the frames externally are sealed with mastic.

The uPVC windows are dated, with some difficult to open. In addition, the rubberised gaskets are worn which will ultimately lead to vapour entering the void causing mould and draughts in and around the frame. The mastic to the perimeter of the frames is in a similar condition. These should be regarded as having limited life and will require replacement within the short term. Some of the double glazed units have also failed which is common due to a limited lifespan. We recommend a

reputable window contractor attends to clarify the extent of window repairs required so you may budget for this in the short to medium term. The work can prove relatively expensive. Condition Rating 2.

Contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.) to undertake work. Quotations should include for this as it will represent a sizeable proportion.



*Photo - 2 Gasket (black rubber seal) worn*

## D6 Outside doors (including patio doors)

Frequent use may reveal defects which are not noticeable during the normal course of a survey.

3

Access to the property is afforded by a composite door containing glazed vision panels. The perimeter of frames are finished with mastic.

The door set is missing a door closer. This is required to close the door unaided in the event of an emergency, to contain fire, heat and smoke. The requirement for older buildings with such doors however varies based on a risk based approach. The same applies when considering the glazed pane which is set 1.1m above ground level. Typically, the Freeholders may decide that the door closer is not required on the basis of the subject flat being located at the end of the open walkway. The risk of fire reaching the glazing is also considered to be low. Therefore, the risk of causing harm or preventing escape in the event of a fire may be considered as low given the fire escape staircase is located away from the door, and smoke will pass out into the open air. Nonetheless, the guidance for existing blocks is due to be revised this year (2025) which may change or enforce new requirements impacting the suitability of the current configuration. We therefore suggest you budget for replacing the door set with a new fire rated alternative as a worst-case scenario. Our condition rating is based on the risk posed and revision of guidance that is due. Condition Rating 3.

Otherwise, the front door was operational without significant resistance. The locking mechanism(s) were also easy to operate. Moving parts should be cleaned and lubricated to ensure smooth operation over time. Condition Rating 1.

The double glazing panes were in acceptable condition with no immediate signs of condensation. Double glazing has a limited life and is prone to deterioration. This can sometimes be recognised by moisture between panes but its presence is dependent upon atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection. Condition Rating 1.



*Photo - 3*

#### **D7 Conservatory and porches**

None

**NI**

#### **D8 Other joinery and finishes**

None

**NI**

#### **D9 Other**

##### **BALCONY**

**2**

Defects may exist out of sight as elements are visible from the space demised to the property.

The property is served by a balcony of which the base is expected to be of reinforced concrete. The area is bound by metal railings set within the base and walls. The floor is finished with asphalt. The section is partitioned with railings to the side.

The balcony drain is of a small circumference and is blocked easily. This could allow blockages causing dampness. You should clear this soon and regularly. Condition Rating 2.

We noted flaking paint and spots of corrosion to the metal handrail caused by a lack of maintenance. The exposed areas should be treated with a rust inhibitor and redecorated to avoid the same. In significant circumstances, this can weaken the railing structural integrity. Condition Rating 2.

Otherwise, the asphalt floor covering was noted to be in acceptable condition without signs of blistering, cracks or slumping. The asphalt should be periodically coated with a sealer to avoid the same. A solar reflective coating can also assist in preventing UV damage. Condition Rating 1.

##### **GENERALLY**

All exterior elements should remain in an acceptable condition to ensure the building remains weathertight. Ideally any budget should prioritise repairs and maintenance of external matters

opposed to completing upgrades and finishes internally. Ventilation must also be managed within a building of any age. This will help prevent condensation related defects. Ventilation can be provided by simply operating window and doors, especially during colder periods, accepting this may seem counter-productive. Where remedial or replacement works are undertaken, the contractor should be asked to ensure their work does not impede ventilation or negatively affect the building, again, regardless of age.



Photo - 4



Photo - 5 *Balcony drainage slightly congested and of a smaller size requiring regular clearing.*

# E

## Inside the property



## Inside the property

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other serious defects. Please Note: The inspection is a visual only inspection and no destructive inspections will be undertaken.

We were not able to gain access to beneath the floorboards, access to wall plates, roof timbers, behind walls (both studwork, partitions or cavities) to carry out an inspection of these areas and therefore can only make general comments based on connecting and visual components. Each room has been inspected where possible with damp meter readings having been taken where possible, without moving furniture. Floor coverings or other floor finishes have not been raised and we will not undertake this. It should be appreciated that infestations or defects may be present or may subsequently arise when these parts of the property are later exposed.

We have not inspected the low sections of the roof voids nor gained access to lofts that are not securely boarded, and which is deemed unsafe for the surveyor carrying out this inspection. We will access lofts that are secured and fully or partially boarded, if we deem this safe and they are free from store goods or debris, which may cause trip hazards. Walking on ceiling joists in roof spaces will not be permitted as this is deemed unsafe and with a high risk of slip and trip, especially in poorly lighted conditions. If the loft hatch is small, the surveyor will only gain access if it is safe to do so and will not 'squeeze' through this hatch at the risk of injury. A heads-up inspection may be possible, but this will be limited and restricted. Comments in the report will be made on this basis.

We have not inspected wall cavities, floor or ceiling voids unless access is readily and safely available. We will only access basements if we deem it to be safe and free from hazards. The surveyor will make a decision on this during his inspection and where he deems they cannot be inspected he will note this within the relevant section. Where standing water is present to basements, or where debris is present to any room that the surveyor deems unsafe. These areas will not be inspected for safety reasons but where possible a peek down a staircase or into a room maybe possible. The surveyor will endeavour to inspect where it is reasonably possible to do so in a safe manner.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported and cosmetic or minor defects associated with redecorations are not commented upon, unless they are deemed to have a bearing on other connecting components.



### E1 Roof structure

Access to the roof structure is not available, nor would we expect this to be the case based on its construction. We therefore cannot comment upon its condition.



The roof structure would be of reinforced concrete serving as the ceiling of the top floor flat. This would serve as a base for the roof covering. This will most likely be maintained and repaired under the service agreement. You should discuss and confirm this with your legal advisors. In the meantime, the Freeholder should confirm its condition or any planned work.

## E2 Ceilings

The ceilings were assessed from the floor level. Decorative finishes can conceal issues. Defects may exist out of sight. 1

The ceilings are of in-situ concrete reinforced with metal. They serve as the floor for the property above. The ceilings have been finished with plaster that has been decorated.

Hairline cracks were noted to the ceiling. These are expected to be longstanding and due to thermal movement between materials. The crack can be sealed and the area redecorated as part of general maintenance. Condition Rating 1.

No obvious signs of damp or on-going leaks were noted to the property ceilings. Historic instances may have been concealed by decorations. Condition Rating 1.

We noted stains to the kitchen ceiling. We believe this to be grease which may be difficult to clean off. We recommend a proprietary cleaner is used in the first instance. Redecorations may be required thereafter.

## E3 Walls and partitions

No opening up has taken place. Walls were viewed from ground level. Defects may exist out of sight particularly behind furniture, kitchen or bathroom units. 2

Walls are expected to predominantly be of solid masonry construction and finished with plaster. These provide lateral rigidity to the overall structure of the building. Partition walls that provide divisions are of solid masonry finished with plaster.

We noted staining indicative of water escape to the external facing living room wall. This appears to be caused by defective rainwater goods concealed within the wall. The moisture readings to the patch and immediate area was moderate. We therefore believe the matter is historic with the area drying out. The vendor should confirm any remedial work and further investigation undertaken to resolve the source/cause of the issue prior to exchange. The affected area will require 'stain blocking' and redecorating once fully dry. Where stains re-emerge, the plaster will require renewing as it is contaminated with salts. Condition Rating 2.

The remainder of walls were otherwise noted to be in acceptable condition with no significant or obvious defects to suggest a structural issue i.e. wide cracks or deformed walls. Tests were taken with a moisture meter from ground level at regular intervals to internal walls, floors and other surfaces where accessible. No evidence of any significant dampness was detected, although you should be aware that the bathroom and kitchen units, wall tiles, furniture and floor coverings restrict our ability to test all areas and can skew results. Condition Rating 1.

The plaster to walls were noted to be serviceable, although as can be expected, they are subject to thermal movement and as such shrinkage cracks. The cracks noted at the property are attributed to age related wear and tear and are merely cosmetic. Undertaking regular redecorations will help to hide and reinforce the plaster to help minimise further cracks. Condition Rating 1.

Where lining paper is removed, damp and mould may be noted. It may also cause unintended damage to the plaster behind. As such, care should be taken during renovation. Nonetheless, the true extent of such an issue cannot be ascertained until work commences, therefore, we recommend you budget to re-plaster where works are undertaken as a worst case scenario.

The removal of items, particularly belongings, furniture and fixed cupboards and fixtures may

reveal defects such as damp, mould and cracks. If noted and you are concerned, we recommend you get back in touch for further advise.



Photo - 6

#### E4 Floors

Our inspection of the floors was restricted by coverings and furniture. We cannot confirm floors, particularly the structure, are free from defect. Our comments below relate to areas accessible only.

1

The floors are expected to be of reinforced concrete built in-situ at the time of construction. A range of floor coverings have been used which conceal the structure.

The suspended solid floor(s) were noted to be reasonably level. No significant gaps at the abutment of walls or bowing was noted to suggest significant issues are present. Some level of undulation and sloping is common even in buildings of a more recent construction. Please do however note the limitations of our inspection. Therefore, all floor coverings will require removing to clarify the condition and fully assess the surface of the floor. Condition Rating 1.

Our assessment does not include the condition of the floor coverings as this does not form part of the floor structure. We however accept it can be a considerable expense where you wish to change this. In this instance, the coverings were noted to generally be in worn condition.

#### E5 Fireplaces, chimney breasts and flues

The outer faces of the chimney breast(s) were inspected where visible. We cannot provide commentary on the inner lining. Areas concealed behind wardrobes or other furniture restricted our inspection.

1

The chimney breasts, where present, are of masonry construction with an open fireplace, with the structure sitting atop a (likely) concrete hearth. The decorative mantle and surround remain.

We noted no evidence of significant structural movement to the chimney breast(s) where they remain. The fire opening and surrounds appear generally level with no significant wear. Some level of refurbishment should be expected to restore the surrounds if desired. Condition Rating 1.

In older properties, the fireplace and its chimney breast are designed to accommodate an open fire. To work properly an open fire needs an effective chimney (sometimes called a flue) that allows

the combustion gases to safely escape to the outside air, and good ventilation to the room so the air consumed by the fire is replaced. If these elements are not effective, the fire will not work properly and the combustion gases will be a safety hazard for the occupants.

Note however, given the age of the property, the chimney breast lining has likely deteriorated. This can cause moisture and gases from combustion (where used) to escape causing dampness and carbon monoxide poisoning, respectively. Should you wish to use the fireplace, we recommend the lining is reviewed and made good as required. You may however find it more economical to install wood burning stove with a corresponding flue to save on future maintenance. The work should have been completed by the relevant accredited contractor.

Please also note, under the Clean Air Act, you cannot use a smoke emitting fuel in most cases, especially for areas designated in Smoke Control Areas. Certain smokeless fuels are however permitted. Further information can be sought from the following: <https://www.gov.uk/smoke-control-area-rules>. Where you wish to reinstate the fireplace (or other appliance), we recommend you seek further guidance from the relevant accredited contractor.

To protect your safety, the Solid Fuel Advisory Service recommends that solid fuel or wood burning appliances should be safety checked annually by a registered competent person for solid fuel and wood appliances. You should ask your legal adviser to check whether: the chimney/stove has had a safety check and whether the flue has been swept within the last 12 months. This will prevent fires caused by creosote build up which is a flammable and carcinogenic tar like deposit. If this has not been done, you should ask an appropriately qualified person to do this before you use the appliance. A relevant accredited firm can undertake this for you.

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

The contents of the kitchen and wardrobes are not removed. Items are rearranged to facilitate inspection of the drainage pipes below the sink and to view the rear wall if possible. Wardrobes in bedrooms are usually not inspected and extremely limited if that. Defects may exist out of sight. 3

The kitchen units comprise taps, sink, countertop and cupboard units. The sink is connected to drainage using uPVC pipework discharging externally.

The fixtures are of a more recent installation, likely after 2006. As such, mechanical ventilation is required to the space to comply with Building Regulations. We therefore recommend this is installed promptly, to avoid condensation related issues such as damp and mould. When selecting a fan, the size of the room and extract/duct distance can impact its performance. Condition Rating 3.

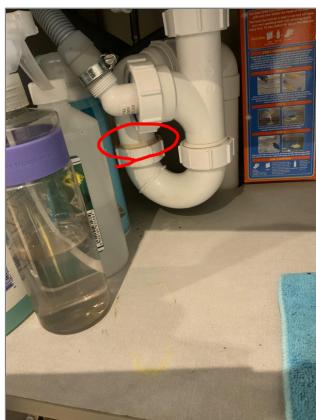
Water marks and staining was noted to the drainage pipe below the sink. Whilst the joints didn't leak when the faucet was run, we cannot confirm whether any repairs undertaken were adequate. Leaks can occur due to insufficient seals, fittings or even blockages. The matter may simply be historic. Nonetheless, we recommend monitoring the situation. A plumber can assist further if repairs are required. Condition Rating 2.

The mastic to the abutment of the countertop and wall and perimeter of the sink was partially missing. We therefore recommend the mastic is renewed promptly to prevent water ingress which can cause decay, rot or even insect infestation over time. Condition Rating 2.

Accepting the above, the fittings (taps, units, worktop and door/drawer fascias) were generally acceptable and adequately maintained although subject to general wear and tear. None of the kitchen appliances have been tested. Condition Rating 1.

All seals to fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. You should plan for a higher level of maintenance with these older fittings.

Blockages to drains will occur eventually. Where this is the case, liquid/chemical products are generally not recommended as this can add to any blockage where it doesn't clear the issue. Physically unblocking the drain should be prioritised. A plumber can assist further.



*Photo - 7 Historic staining but monitor*



*Photo - 8 Mastic to perimeter of sink missing or worn*

## **E7 Woodwork (for example, staircase joinery)**

No opening up or removal of belongings was undertaken. Hidden defects may be present where elements are removed.

3

Woodwork of a significant nature to the property comprise doors, architraves and skirting boards.

Given the height of the building, a protected hallway is required. To meet this requirement under The Building Regulations, you must ensure the walls, ceilings and doors can resist fire for a specified period to allow safe escape to a final exit via the communal open walkway. Note, whilst we cannot confirm the fire resistance components, we noted excessive gaps to the living room and bedroom fire doors. Typically, gaps are required to be between 3mm and 4mm to the top and sides, and less than 10mm to the bottom to facilitate use of the door. The gaps noted to the top and hinge stile during our inspection were in excess of this at 5mm and 6mm respectively. The door(s) are therefore unlikely to work as intended to resist the passage of fire and smoke, compromising safety and means of escape. The issue(s) are likely as a result of wear and tear. We strongly recommend a FIRAS or Q-Mark accredited contractor attends to further assess the door(s) and clarify the extent of issues requiring rectification. This may incur an additional charge. The respective door(s) may require replacing depending on the contractor's proposal. At times, this may be due to the lack of any supporting evidence to suggest the door may work as intended, should additions or alterations be made. Condition Rating 3.

Otherwise, the internal doors to the property were generally in an acceptable and operational condition. Doors would close within their respective frames where locking mechanisms would engage with the strike plate. The door frames (architraves) were also in an acceptable condition with no decay or significant distortion present. Condition Rating 1.

Some level of mould (and dampness) may be present to the face of the skirting boards or

architraves in contact with the wall or floors. No obvious signs of decay were noted. If significant, these will require replacing.



*Photo - 9 Example of excess gap*

## E8 Bathroom fittings

Taps and/or shower heads were operated only where reachable without getting wet. Bathroom fixtures and fittings were not removed, such as bathtub covers or wash basin pedestals. Please also note that sanitary fixtures and finishes to such spaces can conceal dampness as it cannot be accurately detected. Such issues may be concealed below the floor or behind walls, especially where water supply pipes or drainage is concerned.

2

The property has a bathroom(s) that comprise bathtub, wash hand basin and toilet sanitary fittings.

The fixtures and fittings are dated, but otherwise in an acceptable condition with general wear and tear. You may wish to renew the bathroom suite hence the overall rating. Condition Rating 2.

The mechanical ventilation to the space was operational. We however cannot confirm its effectiveness for the space given it is affected by the size of the room, usage and ducting. We recommend the area is monitored with ventilation increased or upgraded as required should condensation or odours still be present. Condition Rating 1.

Tiles and grouting were noted to be in acceptable condition. These serve an aesthetic purpose but should remain in such a condition to avoid dampness to concealed sections. Condition Rating 1.

All seals to fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers. Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, bathroom fixtures often hide water pipes, or obscure dampness to walls.

Blockages to drains will occur eventually. Where this is the case, liquid/chemical products are generally not recommended as this can add to any blockage where it doesn't clear the issue. Physically unblocking the drain should be prioritised. A plumber can assist further.

Limescale can form on water outlets (e.g. taps and shower heads) over time. This can be removed using proprietary cleaners if undertaken periodically. Where the build up is severe, the components may require replacing to ensure even water discharge and general use.

You may wish to replace or clean any of the following components which we highlight for your

consideration: toilet seats, shower curtains/screens, grouting and mirrors.

## **E9 Other**

### **COMMUNAL MATTERS**

**NI**

We assume fire compartmentation has been maintained between the properties and communal areas. The Freeholder may hold a 'fire stopping' schedule clarifying retrospective repairs undertaken. A Fire Risk Assessment would also consider such matters which should be obtained to clarify any related works required.

### **GENERAL**

Note that recently decorated elements can conceal defects. Defects related to water ingress or escape can occur at random moments even where elements appear to be in acceptable condition. To reduce the chances of this, external elements, as well as services should be retained in good order and inspected periodically. Note that our inspection is visual in nature and limited by elevation, distance, fixtures and storage of belongings to name a few. Defects may also arise following a change in the weather as occupant's behaviour changes along with it, or conversely, where the property remains vacant without proper heating and ventilation. You may therefore notice issues after purchase. We recommend you assess the property once belongings are removed, and where a refurbishment is to take place, finishes are also removed to facilitate intrusive assessments. A further assessment will be required to ascertain whether the issue is historic or on-going.

# 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

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service related matters. The advice on each section below, should be regarded as helpful comments and suggestions based on visual assessments only. They are not a full and complete assessment of any problems that may exist.

The inspection of the services was limited to those areas which are visible, and no comment can be made as to the condition of those which were not visible or concealed. It should be appreciated that most water pipes, central heating pipes and electrical cables are concealed behind wall, floor and ceiling voids. Where access panels are in place, these will not be opened if it disturbs decorations or the surveyor deems it unsafe to do so. In such circumstances the identification of leakages or defective cables, may not be possible and you should accept this risk when reading this report and follow our appropriate advice. Services have not been tested but where appropriate specific advice has been made as to the advisability of having them inspected, this should be undertaken by qualified competent persons in their relevant field of expertise and correct and legal certification obtained. We will not inspect below ground drainage.

The majority of drainage pipes are buried underground and lifting a manhole cover and carrying out a manhole inspection will not indicate if hidden pipes are blocked or broken. If the surveyor suspects issues with below ground drainage, from above ground inspections, he will advise further investigations.

**IMPORTANT ADVICE:** Service records for the boiler, gas installations and electrical safety certification are important. The vendor may have these but general guidance from RICS states that these should be updated at every change of ownership. The reason being that in modern times, with the advent of YouTube, electric wiring & fittings, gas, water and heating pipework can be DIY modified and no records will indicate this and whether the work has been carried out to good practice. An electric test and heating service on gas & water appliances will provide professional safety records that they have been tested as being both safe and in working order and should not be overlooked when buying a property.



### F1 Electricity

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

The property is connected to the mains electricity supply with the meter, consumer unit and incoming main located to the hallway cupboard. Where visible, the installation comprises a RCD consumer unit. 3

Importantly, it is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a full electrical test, which covers matters relating to resistance, impedance and current. Indeed, the Institute of Electrical Engineers (IEE) recommend that installations should be tested on a change of ownership and/or every 10 years (or 5 years for property which is tenanted), whichever comes first. You should contact the vendor to ask if a recent Condition Report is available for inspection, otherwise a Full Electrical Condition Report should be commissioned from a competent electrician ('NICEIC/ECA' registered).

A precautionary inspection should be undertaken to ensure that the system is safe. Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Consequently we would always recommend a test by a competent qualified electrician prior to exchange. Condition Rating 3.

## 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.

There is a mains gas supply connected of which the meter is located at the front of the property. The control valve is present where depicted. 3

All gas appliances and gas pipework should be checked annually for leaks and safety by a Gas Safe registered contractor. This can be undertaken as part of a boiler service in this instance you should be ensuring one has been undertaken with the vendor before exchange of contracts so you have an informed idea as to any work and the cost involved.

## F3 Water

The property is supplied with mains water. This is an independent supply to the property with the meter located to the hallway. The stop valve was also located here. 3

In the past, lead was widely used for plumbing. It is now known that over time, exposure to lead can affect short and long term health, with the greatest risk being to children under six and to pregnant women. As a result, the UK Government banned the use of lead in many products, including those used in domestic plumbing installations, and it has generally been accepted that it has not been used for water pipes since 1970. The Government also advises that we should minimise our exposure to lead from all sources, including drinking water and for this reason any lead pipes should be identified and replaced.

In most cases the lead pipes above ground to the water and heating supply will have been replaced with uPVC or copper. We have historically noted vendors replace pipework from the internal stop valve onwards. Therefore, pipe replacement scope did not include the point from the (external) meter due to cost. In order to clarify the presence of lead, the most economical way would be to undertake a water sample - A potable water test will help clarify any traces within the water supply which is a less costly and intrusive option opposed to removing ground finishes.

The incoming mains water supply pipe may be of lead, a material which is hazardous to health. It would be prudent for contractors to confirm the full extent of any lead piping to the interior of the property and between the external and internal stop valve. Consideration then should be given that the existing main may need to be stripped out and a new individual main installed in alkathene (robust uPVC pipe). You should however be aware that you may be responsible for the cost of all replacement pipes from the external stop valve to that inside the property. More information can be found on the local water companies' website. Condition Rating 3.

Note, it is possible that the supply to the property is common and therefore subject to demand related fluctuations in pressure. Should you have any concerns, we recommend you liaise with the water supplier and property manager.

We cannot comment on the condition of the water pipes into or within the building given they are predominantly concealed within the fabric. It should be appreciated that leaks can occur for

sometime before signs are apparent on the surface. A pressure test will aid in clarifying the matter which a plumber can assist with. Alterations undertaken should be by registered contractors such as APHC or WaterSAFE.

#### F4 Heating

Heating to the property is provided by the combination gas boiler located to the kitchen, which serve pressed steel panel radiators. 3

A Gas Safe registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. Heating systems and appliances that have not been checked may be a safety hazard. The boiler should be inspected before exchange of contracts. Condition Rating 3.

#### F5 Water heating

The hot water is provided by the combination boiler that provides instantaneous hot water without a storage tank. See section F4 above. NI

#### F6 Drainage

The drainage stacks are concealed within the building. The Freeholders may be able to clarify its condition following any assessments or repairs. NI

#### F7 Common services

The Freeholder should confirm whether any works are planned to the following: NI

- lift(s)
- lighting and emergency lighting
- security camera and system
- door access and intercom

The Freeholder can also clarify any shared services which supply the flat. Drainage is shared between properties. Leaks from those above can still affect the subject property where water runs down the surface of said pipes due to leaking joints and blockages.

# G

## **Grounds (including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

We have only undertaken a visual inspection of the external grounds and cannot comment on hidden areas that are not readily visible. We have not lifted paving slabs, decking boards, driveways or manhole covers. Fences have been inspected where access permits and is not restricted by vegetation, outbuildings, stored goods or garages. We have not pruned back vegetation to gain access to hidden areas and can only make assumptions of hidden areas based on the areas that are readily visible.

We have not carried out intrusive or destructive inspections of outbuildings, garages, fences, walls or boundaries. Where inspections of garages and outbuildings take place, we can only inspect where each element is readily visible. We will not move garage equipment, hanging ladders, storage, tools or machinery. If vehicles are in garages and the vendor has not moved them, we can only inspect the areas visible and accessible. We will not access any outbuilding or garage where we deem it to be unsafe. Where inspection pits are installed to the floor structure of older garages, we will only inspect above these and will not gain access to these inspection pits.

Only permanent outbuildings are inspected and not temporary buildings such as sheds, greenhouses or garden storage. Swimming pools and leisure buildings are considered permanent but they will only be inspected based on what is visible. We will not empty swimming pools or buildings to carry out an inspection and it is the vendor's responsibility to ensure all areas are safely accessible for us to inspect. If they are not, then they will not be inspected. A further visit may be required but additional fees apply.

Garages, gardens, land and outbuildings pose health and safety risks, especially if they have not been maintained. The surveyor will make a judgment based on his/her own safety to inspect these parts of the property. The risk therefore must be accepted by the buyer regarding defects where elements of these structures are concealed from view. If further inspection is required, then a further visit by instruction will be required in agreement with all parties.

Invasive weeds, such as Japanese Knotweed and other types will be investigated but in some cases, these are not readily visible. Even with best endeavours, access to vegetation, especially when the grounds are overgrown are somewhat limited.



### G1 Garage

The property has no self contained garage to consider.



### G2 Permanent outbuildings and other structures

The property has no Outbuildings. Sheds, greenhouses, storage bins and any other ancillary structures are considered temporary fixtures.



### G3 Other

There are no grounds demised to the property, nor the building. The balcony has been discussed in section D9.



# 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

We are not in a position to confirm whether the subject building fully complies with the Building Safety Act 2022. While the Act applies to all buildings, it introduces more stringent duties and regulatory oversight for Higher-Risk Buildings (residential buildings over 18 metres in height or with seven or more storeys, containing at least two residential units). Determining compliance requires specialist legal and technical analysis, including assessment of the building's dutyholder responsibilities. The property managers, or the Freeholder should be approached to clarify the matter.

With regard to fire safety specifically, The Regulatory Reform (Fire Safety) Order 2005 places a legal duty on the Responsible Person (typically the freeholder, managing agent, or landlord) to ensure that appropriate fire safety measures are in place and maintained within the common parts, including the building's structure and external walls. We recommend the Fire Risk Assessment (FRA) is obtained and clarification sought as to any work required and planned. On this note, changes may be implemented for fire doors in older buildings as mentioned in Section D6.

Where windows have been changed, Building Regulations will apply. Alternatively, a FENSA approved contractor may have undertaken the work to forgo the regulatory process under a 'Competent Person Scheme'.

Given the age of the property, the position of drainage and gas lines are likely to have been altered at some point when the kitchen suite was installed. Building control approval and Gas Safe Certification would have been required, respectively. Note, this may be difficult to obtain unless the current vendor undertook the refurbishment. Mechanical ventilation is also required for the space.

### H2 Guarantees

When obtaining or reviewing a guarantee or warranty for building works, your advisor should check that the cover is meaningful in practice. A key consideration is whether the guarantee is insurance-backed, as this provides protection in the event that the original contractor ceases trading or refuses to honour their obligations.

The guarantee should also state the:

duration;  
scope of cover (whether it applies to materials, workmanship, or both);  
any exclusions such as storm damage, neglect, or third-party interference;  
limiting conditions such as first right to inspect or repair;  
and any on-going maintenance required to validate the insurance

Your legal advisor should also check whether the guarantee is transferable to future owners, which is particularly important in this instance (and resale purposes assuming an unexpired term remains).

The provider of the guarantee should be reputable and preferably FCA-regulated, or affiliated with an approved trade body or competent person scheme. All documents (such as the compliance certificate and policy schedule) must be retained.

Please note that a warranty does not override the need for full compliance with Building Regulations, and certified approval for notifiable work should be secured independently of any product or workmanship guarantee.

On this note, an indemnity policy is often used to deal with legal issues/breaches. It essentially allows the sale to go ahead without delay to satisfy mortgage lenders. The policy is a one-off payment that covers financial loss if someone tries to enforce the issue in the future, such as a Local Authority requiring work to be removed or changed.

However, it's important to understand what it doesn't cover:

reinstatement work after removal of the contravening work;  
loss, such as a drop in property value or for inconvenience;  
and becomes void if you tell the council about the issue or carry out further related work

While they can be helpful, indemnity policies should be seen as a limited form of protection, not a guarantee that you'll be fully covered if something goes wrong.

The following may have a guarantee or warranty:

- Boiler
- Windows

You should ask your legal adviser to confirm whether a Radon Bond is being offered or considered as part of the conveyancing process. A Radon Bond is a financial agreement where the seller sets aside funds at completion to cover potential remediation costs if high radon levels are found after purchase. This enables the sale to proceed while protecting the buyer from unexpected future expense.

### H3 Other matters

The property is expected to be of a Leasehold tenure. This means you are buying the right to occupy the property for a fixed term, rather than the land itself. Key factors to consider include the:

length of the remaining lease;  
ground rent terms;  
service charges;  
and any restrictions or obligations imposed by the lease.

Your legal advisor should obtain a full conveyancing pack from the property's managing agent or freeholder, which typically includes the lease agreement, service charge accounts, building insurance details, and any planned maintenance or reserve fund information.

A planned maintenance schedule is particularly important, as it outlines upcoming works and estimated costs, which may allow you to budget for future expenditure or, where significant works are anticipated, to negotiate the purchase price accordingly.

It is also advisable to check for any known disputes between leaseholders and the managing agent, as well as the overall condition of the building and communal areas, to gain a full picture of potential liabilities and long-term costs. Legal advice should be sought to ensure the lease terms are reasonable and do not adversely affect the property's value or mortgageability.

# Risks

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

# Risks

## I1 Risks to the building

The property may be built upon shrinkable subsoil. This is susceptible to shrinkage or expansion according to its moisture content and seasonal movement cannot be ruled out, especially during long spells of dry weather. Accordingly, we recommend that you ensure that the property insurance policy contains adequate provision against subsidence, landslip and heave. Importantly, your legal advisor should enquire as to whether the property has any claims history of a structural nature.

Mature trees are located close to the property within their likely root influence. On shrinkable soils, this can increase the risk of subsidence or heave. Arboricultural advice is recommended.

## I2 Risks to the grounds

None

## I3 Risks to people

The means of escape is compromised and the protected hallway cannot be relied upon. See Section E7.

The plumbing system may contain original lead pipework, particularly if the property was constructed before the 1970s. Lead in drinking water can pose health risks, especially to children and pregnant individuals.

Radon is a colourless, odourless radioactive gas naturally present in the ground. While low levels are found throughout the UK, some areas have higher concentrations that may pose a health risk. Long-term exposure to high radon levels is linked to an increased risk of lung cancer. Testing can be carried out using home detectors over a 12-week period, with laboratory analysis and results usually returned within 4 weeks. If high levels are confirmed, ventilation or underfloor extraction systems can significantly reduce exposure. More information is available on the radon website: [www.ukradon.org](http://www.ukradon.org).

## I4 Other risks or hazards

The property may be subject to legal restrictions, such as rights of way, restrictive covenants, or maintenance obligations. Your legal adviser should confirm these before exchange of contracts.

Local attractions and venues such as parks, museums, theatres, sports facilities, or tourist sites can increase the appeal of a property by offering recreational and cultural opportunities close by. Some venues, however, may generate noise, increased traffic, or parking difficulties, particularly during events.

Access to public facilities including healthcare centres, schools, and recreational spaces are important for quality of life and community wellbeing. The availability, capacity, and quality of these services should be reviewed to ensure they meet your needs. Good access to schools and healthcare often positively influences property values.

Please however note, providers of some 'sensitive support services' may detract from a property's appeal such as a housing provider for the homeless or centre for substance abusers.

The availability and quality of utilities such as water, electricity, gas, sewage, and broadband internet affect

comfort and functionality. It is important to check for reliable supply, capacity, and any known issues or planned upgrades. Broadband speed and connectivity are especially important with the rise of remote working and digital services, so verifying broadband availability and speeds in advance is recommended.

# J

## **Surveyor's declaration**

# J

## Surveyor's declaration

**Surveyor's RICS number**

6697670

**Qualifications**

BSc (Hons) AssocRICS

**Company**

Your Neighbourhood Surveyor Limited

**Address**

124 City Road, London, EC1V 2NX

**Phone number**

07915736827

**Email**

kamrul@yourneighbourhoodsurveyor.co.uk

**Website**

<https://yourneighbourhoodsurveyor.co.uk/>

**Property address**

21 Sample Road, London E14

**Client's name**

Jo Smith

**Date the report was produced**

6th January 2026

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

**Signature**A handwritten signature in black ink, appearing to read "Jo Smith".

# K

## What to do now

# K

## Further investigations and getting quotes

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

### Getting quotations

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

You should also:

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

# L

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

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

## The service

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

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

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

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

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

## The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

- **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.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

## Energy

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

## 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.

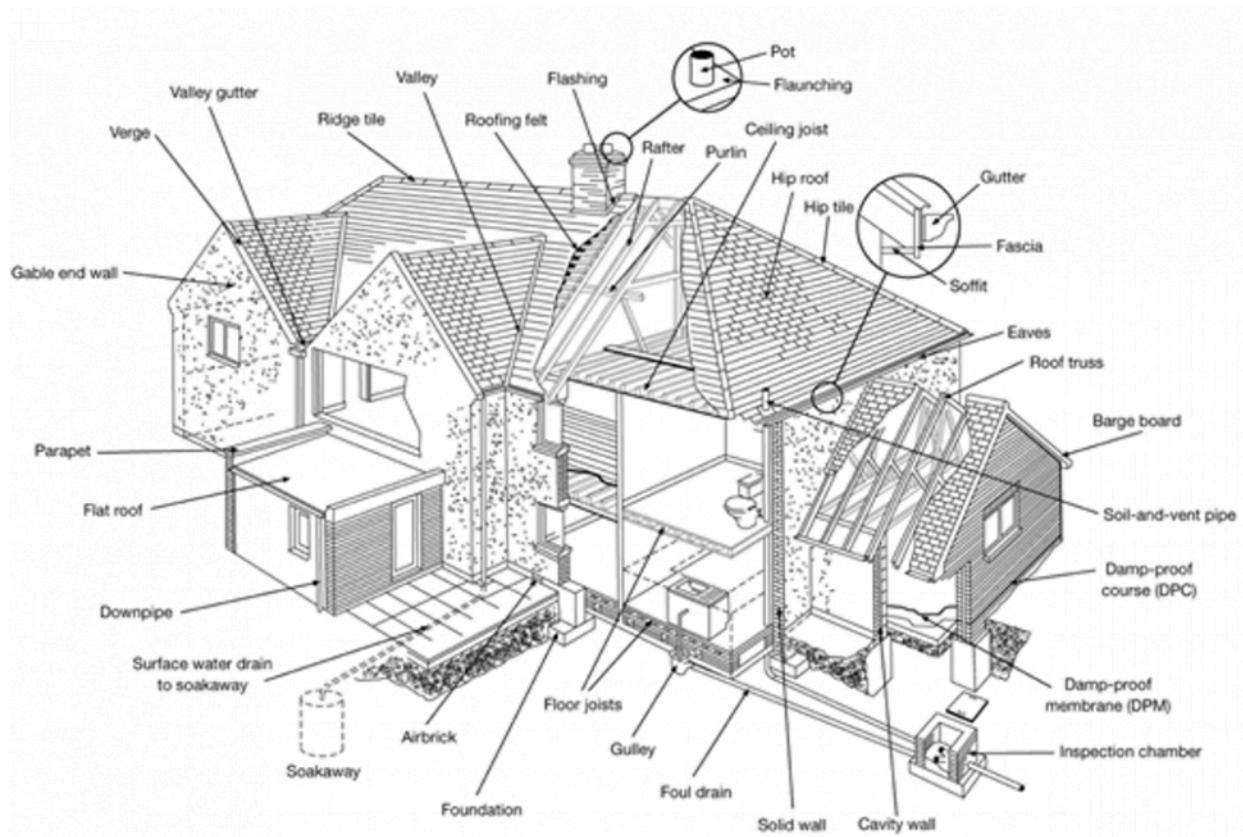
# M

## Typical house diagram

# M

## 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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