



LEVEL 3

# Your survey report

**Property address**

Sample address NW2

**Client's name**

John Smith

**Consultation Date**

2nd November 2025

**Inspection Date**

10th November 2025

**Surveyor's RICS number**

6697670

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# A

## About the inspection and report

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

# A

## About the survey

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

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

### About the report

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

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

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

### About the inspection

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

! **Reminder**

Please refer to your **Terms and Conditions** report sent on the 14th 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**

10th November 2025

**Report reference number**

Sample

**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**

Sample address NW2

**Weather conditions when the inspection took place**

The weather conditions at the time of inspection were dry and overcast following a period of cold weather.

**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 and built-in cupboards, wardrobes and fixtures, including the under stairs space 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, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

### **Important note**

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

# B

## Condition ratings

### Overall opinion of property

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:

- The property was constructed over 100 years ago and some elements will not comply with current regulations or legislation, which should be considered when reading this report. Nonetheless some (if not the majority) of the work referred to within the main body of the report are maintenance related defects, or requiring upgrade that are typically found in properties of this type, age and design. Examples of this include worn external masonry components, single glazing and dated electrics. This however is not an exhaustive list of matters, and we reiterate that the main body of the report must be read in full.
- Please further note that services will typically remain a Condition Rating 3 unless certification can be provided to clarify there are no issues present. 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. The cost guidance below does not take into consideration of any recommendations following further investigations, since we are unaware of the extent of work required until the investigation is completed.
- We understand that you plan on extending at loft level. We cannot comment upon this or assist. We would however make the general comment that altering the property will change the acceptable means of escape. Therefore, you should expect to form a protected staircase. Your architect/contractor is responsible for design and workmanship and should advise further of consequences, one of which will be the replacement of doors.

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.

Remember, the costs below are for guidance only and should not be used as a schedule of rates nor should they be used as a basis for repair. If you require accurate estimates, then a cost guidance is not suitable and you should obtain firm estimates from approved contractors. These should be obtained prior

to exchange of contracts so you are aware of your financial liabilities.

# 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 & F5 (Heating & Hot Water)	Heating / hot water Service	NO
Section F6 (Drainage)	CCTV Drainage inspection	NO
Section H	Title deed and plans	NO
	Building Regulations (Final Certificate), Planning Permission (Decision Notice) & Party Wall Notice/ Award	NO
Section H	Drainage build-over agreement	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
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage

**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
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
E1	Roof structure
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
G3	Other

**1**
**Elements with no current issues**

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

Element no.	Element name
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E4	Floors
E8	Bathroom fittings

**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
D7	Conservatory and porches
D9	Other
E9	Other

Element no.	Element name
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

### Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
Scaffolding	£ 4,000
Remove asbestos flue	£ 750
Replace damaged chimney pots	£ 600
Mortar repairs to parapet wall and	£ 300
Clean roof, rainwater goods, walls and grounds	£ 2,500
Replace gutters	£ 1,200
Ease and adjust timber sash windows	£ 3,600
Upgrade loft insulation	£ 1,200
Allow for underfelt repair	£ 250
Allow for internal repairs and redecorations (TBC)	
Replace dated electrics	£ 8,000
Review remaining services	£ 1,000
Re-lay paving slabs and replace defective ones	£ 2,000

### Further Investigations

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

Review all services:

- Obtain a full electrical condition report on the electrical installations at the property. This should clarify any repairs or upgrades recommended.
- Obtain a Gas Safe report on the central heating and gas installations at the property.
- Obtain a pressure test report on the plumbing installations at the property. Whilst signs of active leaks were not noted, minor wear may cause extensive damage over time.
- The property is older than 1970 and we have been unable to determine the incoming water mains material. It may therefore be of lead, or of a degrading metal. We recommend a water sample is tested for contaminants.

- We advise you obtain a CCTV survey of the drainage serving the property to rule out any minor wear or defects below ground which may otherwise cause structural issues.

# 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 mid-terraced house which is of 2 storeys containing 3 bedroom(s). The front elevation faces south. The property has garden(s) to the rear.

### Approximate year the property was built

The property is estimated to have been built circa. 1840 to 1900s.

### Approximate year the property was extended

The property has a rear extension. Your legal advisor may be able to clarify when this was erected during their usual searches.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

The property is not a flat.

### Construction

The pitched roof is of a typical timber framed structure using an interlocking tile covering. The rear flat roof is built of a timber structure using built up mineral felt covering(s).

The rainwater goods to the property comprise gutters and downpipes that are of uPVC finishes.

The original external walls are of solid construction with no cavities using brickwork. The extension walls are of cavity construction with an outer leaf using brickwork as the rainscreen.

The ground floor is built of solid concrete and suspended timber joists and boards. The upper floor is of suspended timber joists and boards.

We expect the foundations to be of a corbelled masonry type. Those to the extension are expected to be of a trench type.

The ceilings are a mixture of lath and plaster and plasterboard finish.

## Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
<b>Ground</b>	2				1			
<b>First</b>		3	1					

## Means of escape

Safe escape from the property is considered acceptable based on escape type windows leading to a safe space outside. Fire detector placements are also acceptable given they are on each landing/hallway.

However, we recommend a fire detector is placed in the kitchen and living room for additional early warning against the onset of a fire. Several options are available on the market which reduce false alarms (ion/optical/heat type fire detectors).

# C

## Energy efficiency

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

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

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

### Energy efficiency rating

65 C December 2033.

### Issues relating to the energy efficiency rating

The certificate makes recommendations for Windows and Loft insulation.

Making the recommended changes could reduce this property's CO<sub>2</sub> emissions which will help to protect the environment. This is likely to also reduce your annual energy bills.

### 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

See section J for related commentary.

# C

## Location and facilities

### Grounds

The property is pavement fronted and has garden(s) to the rear. This is laid to lawn and of hardstanding. The grounds are bound with masonry walls.

### Location

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

You may experience some noise during busy times as there is a road to the front.

The property is located near transport links such as bus route(s) and train station(s) of which the closest is St. John's Wood Underground Station.

The property is close to green spaces and schools. Whilst this may generally be seen as an attractive feature, it depends on the individual's disposition. Noise pollution is likely during certain periods. 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 moderate probability to flood (see section I2 Risks).

Your legal advisor will usually instruct an environmental and coal mining search as part of the sale where further matters may come to light. If concerned, please revert back to us for comment.

### Other local factors

In purchasing the property, we recommend you consider other factors such as the future development in the area, safety and crime rates, school catchment, facilities for young children and ease of access to health care.

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. It is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could

affect your quiet enjoyment.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries should be made of the Vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership. Your Legal Adviser should make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area which, if known to you at this time, would lead you to reconsider your purchase of the property. This could be event days in the area for example.

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

# 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.



### D1 Chimney stacks

The chimney stack(s) were assessed from ground level, and through windows if possible. As such, defects may exist out of sight, particularly to the rear and flank elevations that are not visible.

2

There are two stacks that are located to the middle and outrigger of the property's roof. They are of brick construction using lime based mortar originally. The body is then partially rendered with what is assumed to be a cement based mortar mix. Clay pots are secured with cement or lime mortar flaunching, on corbelled brick or slate serving as an undercloak. The tops are then capped with cowls. The abutment with the roof is sealed with metal.

We noted some wear to several chimney pots. This has likely occurred following exposure to the

elements. We recommend you budget to replace the pot(s) to avoid further wear that may lead to falling from height. This in turn can cause harm to occupants and property damage. The work should be undertaken in the short to medium term to reduce risk. To replace the pot, you will have to renew the mortar bedding around the base (called the flaunching) that holds the pot in place. Any brickwork or slate tiles serving as an undercloak may also require repair or replacement. The chimney pot may also connect to a chimney flue that serves a heating appliance below and a suitable replacement must be used to join the two elements. Work will prove relatively costly due to access requirements. Condition Rating 2.

It appears an asbestos type flue is present to the rear stack(s). Whilst we cannot guarantee its condition, it appears undisturbed and therefore is at less of a risk to release fibres. Nonetheless, any contractor working at high level must be notified of this prior to commencing work so they may take the necessary precautions. You may still wish to remove this, if so, a Licensed Asbestos Contractor can assist further. See section I3 for related commentary. Condition Rating 2.

Accepting the limitations of our inspection, the flaunching to the top of the stack(s) appears to be in acceptable condition. Some minor wear is to be expected upon closer inspection but not significant enough to allow water ingress nor affect the structural integrity of the pots. Any prominent cracks (other than hairline) should be raked out and filled over time. Condition Rating 1.

The brickwork to the stack(s) showed no signs of significant spalling, wear nor damage. They should remain in acceptable condition to avoid damaging the face of the bricks which affords the weather resistivity, as the core is softer. This will prevent issues of water ingress. Condition Rating 1.

No significant cracks or missing sections were noted to the mortar pointing of the brick joins. Some minor wear is expected upon closer intrusive inspection which can simply be repaired in isolation. Repairs should be undertaken using a lime based mortar to avoid excessive moisture retention associated with cement. This can otherwise lead to water ingress and accelerated wear of the brick faces. Condition Rating 1.

No significant cracks or missing sections were noted to the render. Some minor wear is to be expected upon closer inspection but not significant enough to allow water ingress, and can simply be repaired in isolation. Note, we cannot advise on the condition of the elements concealed by the render. Condition Rating 1.

The flashing appears to be well dressed and match the profile of the roof coverings. The top edge of the base flashing is protected from water ingress using counter flashing that is well bed into the masonry wall. This area should be monitored over time and any lifting, split or damaged sections addressed by a roofer promptly to avoid water ingress. Condition Rating 1.

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.



*Photo - 2 Asbestos based flue*

## D2 Roof Coverings

The roof elements were assessed from ground level, and through windows if possible. As such, defects may exist out of sight, particularly areas concealed by additional roof structures.

2

The pitched roofs are of a typical timber framed structure using an interlocking concrete tile covering. The apex is finished with complimentary ridge tiles bed in mortar. The outer ends of the roof(s) (verge) are finished with mortar. Parapet walls are of masonry construction capped with coping stones. The rear flat roof is built of a timber structure using built up mineral felt covering(s), that are also dressed down the fascia. The upstand to the outer edges are dressed with the same.

### PITCHED ROOFS

Whilst we were unable to view the condition of the joints between the coping stones at high level, we assume these are in an acceptable condition due to the lack of any significant staining or soiling on the parapet wall to suggest otherwise. The joints are however likely to be slightly worn due to their level of exposure to weathering, and should be re-pointed in the short term. The parapet walls and capping detail joints will also require re-pointing as part of general maintenance. Failure to address such matters can lead to rainwater tracking behind the flashing and roof coverings causing damage to the roof and wall, as well as dampness and damage to internal finishes. Condition Rating 2.

The roof structure appears to have sagged under load of the concrete roof tiles. This however is not significant enough to warrant re-building the roof slope(s) at the time of inspection. Properties of this age typically had lighter roof tiles originally installed such as slate or clay type. Therefore, to tackle such an issue, the roof structure should have been strengthened. Planning and building control approval would also have been required. See Section E1 for related comments. Condition Rating 2.

Moss and other plant growth was noted to the roof coverings. This occurs naturally and requires periodic cleaning. Moss can reduce the useful lifespan of coverings as it holds onto moisture and retains the coverings in a saturated state leaving them prone to accelerated wear. Moss can also break off and block rainwater goods causing rainwater to overflow, which in turn can result in dampness. We recommend the moss etc is cleared in the short term taking care not to damage the coverings. Whilst low pressure jet washing is common, isolated and more gentle repairs may be required using soft bristled brushes. Condition Rating 2.

No immediate defects were noted to the ridge tiles and verge mortar. Minor hairline cracks were noted to the mortar although these are not significant to warrant repair soon. We recommend you monitor the area with a view to repair cracks should any changes be visible such as widening of cracks and spalling. The area is vulnerable to water ingress and serves to secure tiles here, and protect the roof structure from lateral water ingress. Condition Rating 1.

The observed roof coverings appear in a serviceable state of repair with no significant defects such as slipped, missing or damages noted. Some level of wear may be present upon closer inspection which is common however no immediate concerns were noted. Nevertheless, we recommend you budget for isolated repairs as part of general maintenance. Tiles should also be periodically reviewed to ensure fixings have not corroded, and these do not become damaged over time. This can otherwise lead to damaging water ingress affecting the roof structure. Condition Rating 1.

#### FLAT ROOF

The felt roof covering appears to be in acceptable condition. Individual sheets are lapped and sealed adequately, with this dressed over and down the edges. Abutments are terminated up the walls with counter flashing in metal. In this case there are no obvious signs to suggest leakage, although small leaks can occur which are absorbed into the fabric, taking time to appear, during which the roof timbers may deteriorate extensively. You must therefore allow for ongoing repairs (seal joints) and eventual renewal. Note, flat roofs with bituminous felt coverings have a limited life depending on the standard to which they are constructed and the degree of exposure. The maximum lifespan is generally considered to be 10 - 15 years from new, although they can fail earlier, or even last longer. Condition Rating 1.

We cannot confirm whether the pitch of the flat roof is adequate to divert rainwater towards the rainwater goods. This should be monitored during wetter weather conditions. Issues here can lead to stagnant water resulting in premature wear of the covering. The lack of an adequate pitch can be due to firrings (angled strips/wedges) or the equivalent, not being installed.

#### GENERALLY

The flashing appears to be well dressed and match the profile of the roof coverings. The top edge of the base flashing is protected from water ingress using counter flashing that is well bed into the masonry wall. This area should be monitored over time and any lifting, split or damaged sections addressed by a roofer promptly to avoid water ingress. Condition Rating 1.

To undertake works to the roof coverings and associated parts safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). Quotes should include the cost of both the works and of access. The roof, and its ancillary elements, should be cleared regularly of any moss, lichen and algae deposits or debris. This will reduce the risk of rainwater goods becoming blocked as well as prevent shortening of the roof covering's lifespan. Failure to do so can cause damaging water ingress, dampness and reduced thermal efficiency in significant circumstances.



*Photo - 3*

### D3 Rainwater pipes and gutters

We cannot confirm the performance of the rainwater goods as it was not raining during the time of our inspection. Congested rainwater goods may also conceal defects especially if they are blocking joints which may otherwise leak.

2

The rainwater goods are formed with gutters and downpipes. These are of uPVC. The final point of discharge is over a gulley to the front and rear. We noted a mixed discharge arrangement where the greywater and surface water combine as noted to the rear.

We noted the rear outrigger gutter(s) are partially congested with moss and debris. This occurs over time and should be cleared now as a precaution to avoid rainwater overflowing leading to dampness and the wear of surrounding elements. The remaining rainwater elements should be reviewed and cleared as required to avoid blockages. Blockages to the below ground drainage can cause them to crack leading to water escape. In significant circumstances, this can result in soil displacement leading to structural issues. Following the works, a CCTV drainage inspection should be undertaken, see Section F6 for related comment. Condition Rating 2.

The gutters appear to be leaking judging by the stains to the underside of the joints. This will cause dampness within the property and cause wear of the surrounding elements over time. We advise that you have the joints sealed with mastic in the short term but it maybe worth obtaining estimates for full replacement since this may prove more economical in the long term. We recommend you obtain costs for both options. Note, part replacement may prove ineffective as older joints may not bond well to those that are new. Condition Rating 2.

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

Mixed drainage systems were a common detail in properties built prior to the 1970's, and would not comply with modern regulations. The discharge arrangements may remain in place, however an attempt to separate the foul or grey water from surface water should be made if any new drainage runs are installed. New runs will require building control approval.

It was not raining during our inspection and therefore we are unable to advise on any leaks to joints or to the general rainwater system in whole. You should try and make an appointment with the

vendors during wet weather so you can inspect them yourself for possible leaks or blocked gutters. Although there were no visible signs of leaking gutter joints.

As the rainwater goods are shared, issues to sections over their property may affect the subject property i.e. moss accumulation. We recommend you share relevant information regarding maintenance of rainwater goods with neighbours to avoid such issues. You should also check with your legal adviser about your rights and obligations. See Section H.

To repair the rainwater goods safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). This will increase the cost of the overall work.

#### D4 Main walls

Not all elevations were visible from within the grounds of the property, nor reasonably from the street. This particularly applies to flank walls where a skewed view may have only been possible. Flank elevations of extensions fall into a similar situation. Defects may exist out of sight.

2

The property walls are of load bearing solid construction, formed of brickwork that is joined together by cement and lime based mortar joints. Apertures have been formed for window and door openings that are supported by timber beams behind brickwork which also provides some support. The extension walls are of cavity construction comprising an outer and inner skin of masonry, of which the former, is of brickwork. These two skins are secured with metal wall ties amongst other ancillary, but crucial components. The brickwork is joined together by cement based mortar joints. Insulation is likely to be present within the cavity given the extensions assumed age. Apertures have been formed for window and door openings that are supported by metal lintels. An indication of a damp proof course (DPC) of bitumen was visible to the extension.

##### ORIGINAL SOLID WALLS

Efflorescence (powdery salt deposits) were noted to the rear outrigger wall where depicted. This occurs over time when moisture containing salts is brought to the surface of the wall (usually from mortar joints) following evaporation. The masonry is usually saturated for prolonged periods with temperature and humidity playing a key role. The salts themselves usually do not cause significant damage, however they can continuously draw moisture creating dampness. This can also cause external damage during winter months due to the freeze/thaw cycle. In this instance, we believe the source of the moisture is from overflowing rainwater goods due to being congested. We recommend repairs are undertaken as mentioned in the section above. The salts should be cleaned in the short term, and periodically. A soft bristled brush is usually sufficient. Care should be taken to not damage the surface of the brick which contributes to its weather resistivity to prevent dampness. Condition Rating 2.

We noted cement mortar pointing between the brick joints. Properties of this age require lime mortar for the prompt evaporation of moisture, as well as to prevent cracks following thermal movement. Excessive cement based mortar use can retain moisture and damage surrounding components. This in turn can cause dampness and increase the scope of repairs. Whilst the presence of the cement based mortar does not appear to be causing such issues, we strongly recommend you budget to replace the cement with a lime based mortar in the short term. The work should be undertaken by an experienced bricklayer, typically those specialising in preservation of older buildings. The cement mortar should be removed in its entirety with the new mortar applied to a depth no less than 25mm. Condition Rating 2.

As far as we can reasonably assess, the air vents to the lower perimeter of the building were free from blockage or obstruction. Blocked vents can result in poor ventilation and high humidity. Rainwater may also enter the space leading to elevated moisture levels creating conditions

favouring severe rot attack. It is essential to maintain adequate ventilation to the suspended timber ground floor area for this reason. See Section E4 for related comments. Condition Rating 1.

#### EXTENSION WALLS

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.

We noted an acceptable quantity of weep vents. This is required under the Building Regulations to reduce moisture related dampness/defects within the cavity. These were noted to the base of the building and above openings. The vents should be clear of any obstruction such as debris or spider webbing. Condition Rating 1.

#### GENERALLY

We noted moss to the walls. This occurs over time and requires clearing as part of regular maintenance. We recommend cleaning in the short term to reduce the chances of accelerated wear. This is due to the deposits holding on to moisture which reduces the lifespan of masonry. The work should be undertaken with a soft bristled brush. Wire brushes commonly used are likely to cause damage to the masonry elements increasing the chance of failure. Any chemical solutions must be used in accordance with the manufacturer's instructions, especially regarding compatibility. This can otherwise also cause damage exacerbating the chance of dampness. Areas covered by the moss etc should be further assessed for any defects such as cracks or loose friable components. Condition Rating 2.

The ground levels to the perimeter of the building appear to be at an acceptable level. Elevated grounds in contact with the wall can cause penetrating dampness (commonly misdiagnosed as rising damp). Salts may also form on the walls resulting in periodic dampness as they attract moisture from the atmosphere. This can result in moisture conditions that favour premature wear and rot formation. 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.

We did not notice evidence of any significant recent or progressive structural movement within the property. Long term monitoring would be required to be certain however it is not considered warranted on the basis of our single inspection within the limitations imposed. 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, particularly to those at high level and rooflight frames and abutment where only a 'heads and shoulders' inspection is possible through windows. 2

The windows to the property are of a casement and sash type that are timber framed containing single and double glazed vision panes. The perimeter of the frames externally are sealed with mortar and mastic. The rooflights are timber framed with a metal capping to the external face. They contain double glazed vision panes, with the abutments sealed with metal flashing (discussed previously).

### TIMBER SASH WINDOWS

The glazing panes are not of a safety type and therefore will break into large shards that can cause harm if damaged (see Section J). We recommend safety film is applied in the interim. Ideally, a screen such as secondary glazing (with safety glass) will be installed. This will also serve to reduce noise pollution and increase thermal efficiency. Our reduced rating is based on the glazing being set outside the 'critical locations'. Condition Rating 2.

The sash windows were difficult to operate. This is due to weathering and a lack of maintenance. Some level of easing and adjustment is required. Work should also include adjusting weights, waxing cords and decorating the frames to avoid difficulty in its operation and wet rot. The rot can otherwise allow penetrating dampness and require replacement of the frame (or affected sections) that will prove expensive. Condition Rating 2.

The perimeter of the rear window frames are partially sealed using mortar. This was noted to be cracked. Mortar is prone to cracking due to thermal movement and we therefore recommend it is replaced with mastic. The benefit of mastic comes from its elasticity as it expands and contracts to maintain a seal where installed correctly, within limits prescribed by the manufacturer. We recommend the mastic is renewed in its entirety. Condition Rating 2.

External decorations help keep the window frames in good condition. Without a protective finish, they will rot requiring extensive repairs. An intrusive inspection should be undertaken to reveal any rotten sections during periodic decorations to ascertain the full extent of any repairs required. The perimeter seal should also be assessed for defective sections.

The window frames have gaps that can allow for small amounts of water ingress and will result in draughts causing heat loss. We recommend you liaise with a reputable window contractor to clarify your options.

### TIMBER CASEMENT WINDOWS

The casement windows were noted to be in acceptable condition with no signs of dampness internally to suggest a defect externally. These windows opened without significant resistance. The frames and moving parts (tracks hinges, handles and locks) should be cleaned and lubricated periodically to avoid a build up of debris that can cause issues, especially when lodged between hinges. Any loose ironmongery can be tightened by a reputable contractor. 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. Inquiries in respect of any guarantees available would be prudent as failure can occur at any time. Condition Rating 1.

The mastic to the perimeter of the windows frames was in acceptable condition with no de-bonded or missing sections noted. The mastic serves to prevent water ingress and draughts. Please note however it has a limited lifespan of between 5 to 15 years typically. Therefore it should be periodically maintained by cleaning around the frames and maintaining adjacent components. Its longevity will also depend on the preparation prior to application. Condition Rating 1.

#### GENERALLY

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.

Where windows have been changed, or are planned to be replaced, you should ask your legal adviser to check whether relevant statutory consents have been obtained. See Section H.

#### D6 Outside doors (including patio doors)

Frequent use may reveal defects which are not noticeable during the normal course of a survey. 1

Access to the property is afforded by doors manufactured in timber and uPVC with single and double glazed vision panels respectively. The perimeter of frames are finished with mastic.

The front and rear doors were 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.

We did not notice any immediate defects to the single glazing panes. Please however note that they are not of a safety type and can cause harm where they break in large shards if damaged. Single glazing is also not as thermally efficient or secure compared to todays standards. We recommend you liaise with a reputable contractor to understand your options which will likely involve a replacement door. 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. Inquiries in respect of any guarantees available would be prudent as failure can occur at any time. Condition Rating 1.

The mastic to the perimeter of the door frames was in acceptable condition with no de-bonded or missing sections noted. The mastic serves to prevent water ingress and draughts. Please note however it has a limited lifespan of between 5 to 15 years typically. Therefore it should be periodically maintained by cleaning around the frames and maintaining adjacent components. Its longevity will also depend on the preparation prior to application. Condition Rating 1.

External decorations help keep the timber elements in good condition. Without a protective finish, they will rot requiring extensive repairs. An intrusive inspection should be undertaken to reveal any rotten sections during periodic decorations to ascertain the full extent of any repairs required. The perimeter seal should also be assessed for defective sections. The door frames have gaps that can allow for small amounts of water ingress and will result in draughts causing heat loss. We recommend you liaise with a reputable carpenter/door fitter to clarify your options. Frames and doors may require adjusting prior to further work.

#### D7 Conservatory and porches

There are no conservatories or porches to consider.

NI

#### D8 Other joinery and finishes

The joinery was inspected from ground level with isolated sections visible from windows. Some level of wear is expected upon closer inspection.

1

The main building and extension are served by timber fascia and soffit boards. The fascia boards serve to secure rainwater goods. The soffits fitted to the underside are used for ventilation of the roof where voids are formed on the board for this purpose.

The general condition of the external joinery appears satisfactory although on-going maintenance will be required to slight rot, softness, open jointing, flaking paintwork and other minor defects. External decorations of timber elements will prevent rot and decay. Without a protective finish, parts will quickly deteriorate requiring repairs or replacement. Decorations should be undertaken periodically. Condition Rating 1.

To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).

#### D9 Other

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.

NI

# 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 into the roof space was limited due to insulation placement. We have therefore undertaken a 'heads and shoulder' inspection from the top of an access ladder. This is a limited form of inspection and therefore defects may exist out of sight. Comments made below should not be interpreted as an in-depth overview of the loft. A roofing contractor should still assess the space fully prior to completion.

2

The main portion of the building's roof is of timber framed construction and of a pitched type. The rafters (diagonal sections) are secured at the bottom of a wall plate that meet at the apex onto a horizontal ridge board. Purlins (horizontal sections) are present at either end of the slopes at the

mid-point. These are supported by the party wall on either side. Struts and collar beams are also present providing additional support. The outrigger is of timber framed construction and of a mono pitched type. Rafters (diagonal sections) are supported on corbelled brickwork to one side, and wall plates to the other. The roof structure is lined with an underfelt formed using bitumen felt, concealing the battens. This sits between the roof covering and the top of rafters. The floor of the loft space has been insulated with loose-fill quilt insulation. Ventilation to the space appears to be managed via the soffit vents.

We noted additional timber members to have been added to the roof structure. The work would attract the requirement for Building Control approval. Therefore, we recommend your legal advisor clarifies this was obtained prior to exchange. Where the information is not forthcoming, this may impact future sales. We have not noted signs of structural issues at the time of inspection hence the lower rating. Condition Rating 2.

The insulation to the floor space of the loft is below the Government recommended depth of 270mm. We recommend the insulation is increased to the space to raise the property's thermal efficiency which is likely to translate to lower energy bills. The insulation must not block existing ventilation via the eaves. Additional roof tiles vents may also need to be installed and therefore the space should be monitored following such work. Condition Rating 2.

We noted tears/damage to the underfelt. Note however, given the age of the underfelt, it may break down over time proving ineffective in serving as a secondary barrier against water ingress, and distributing wind loads. It can only be replaced where the roof covering is removed to facilitate the work, which will prove expensive. In the meantime, given the extent of the damage, we expect isolated patch repairs can be undertaken in the short term. Condition Rating 2.

We noted 'white bands' to some of the timber elements. This is suggestive of salts forming on the timbers as a result of water ingress, likely historically. The source of the salts here is likely from the mortar torching (to secure tiles and reduce uplift, prior to the use of underlay) that leached out after becoming saturated. We did not notice any signs of active water ingress or poor ventilation. Nonetheless, we recommend the area remains well ventilated to prevent salts forming which may otherwise, over time, create conditions favourable for rot and subsequent decay. Please note, timber sections affected by salts can provide 'false positive readings' suggesting an active case of water ingress due to suggesting high moisture content. As such, care should be taken to assess the matter holistically. The salts cannot be removed unless the affected section is replaced. The matter however in our opinion can be managed by maintaining external elements and ensuring the space remains well ventilated. Condition Rating 2.

The roof structure is of typical design for a property of this age and type and we assume timbers are of adequate size and spacings to carry normal loads likely to be imposed upon them given the lack of significant deflection. The loft should only be used, if at all, for light storage and most importantly none of the timbers should be cut as this could considerably reduce the structural strength. Any alterations to the space or roof coverings should be first assessed for compatibility with the existing materials and configuration. Condition Rating 1.

The visible roof timbers appeared to be in a reasonable condition. Our inspection revealed no evidence of any significant rot or active wood-boring beetle infestation. Moisture readings to a sample of timbers were dry which suggests ventilation to the space is adequate. Nevertheless, it would be good practice to install ridge, or inline roof vents to increase ventilation to the space. Condition Rating 1.

Pipes and cables should not be placed beneath insulation at loft level. Any defects to these services may otherwise be concealed. Insulation placement over electrical cables can increase the temperature leading to failure or burning. Water pipes should be sealed in lagging (dedicated insulation to pipework) to avoid large temperature fluctuations, as well as condensation that can

dampen the insulation reducing its thermal performance. If at all possible, where services are renewed, their placement should take into consideration how the roof space may be used, including access around the space.

## E2 Ceilings

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

Lath and plaster ceilings and ornate plaster covings were noted to be in acceptable condition however they will deteriorate with age, are difficult to maintain with the ceilings prone to sudden failure. Whilst the ceilings appear to be in a serviceable condition with minimal undulation and hairline cracks at the present time, the ceilings must be considered to have a limited life. Whilst isolated repairs and replacement should be anticipated, it may prove difficult as the extent of work is likely to increase as sections are removed given its relatively fragile nature. Nonetheless, on-going maintenance and repair (making good cracked areas of plasterwork) should be undertaken promptly to prolong its lifespan. Condition Rating 1.

The plasterboard ceilings were noted to be serviceable, although as can be expected with a boarded material, 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 ceilings to help minimise further cracks. 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.

## 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

External facing walls are of masonry construction finished with plaster. These provide lateral rigidity to the overall structure of the property with floor and ceiling components being supported. Partition walls that provide divisions are a combination of either solid masonry, or stud-work, finished with plaster or plasterboard.

We noted staining indicative of water escape to the kitchen walls. This was accompanied by damaged plaster. This appears to be caused by overflowing rainwater causing external salts. The moisture readings to the patch and immediate area was between elevated. We therefore believe the issue is fairly recent. The vendor should confirm whether any remedial work and further investigation was undertaken to resolve the source/cause of the issue prior to exchange. The walls will require plaster repair and redecorating once fully dry. Condition Rating 2.

Otherwise, the remaining 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.

On the whole, we found the walls to have minor surface undulations and imperfections. This is not uncommon since all finishes are uneven in places. We would consider them to be acceptable and within normal tolerances. Condition Rating 1.

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.

We cannot confirm whether walls are 'structural' (load-bearing) or otherwise. Internal walls, regardless of their construction, can bear weight making them a structural component of the property. As such, where you wish to remove walls, a Structural Engineer should assess any strengthening requirements.

#### 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 to ground level are predominantly of suspended timber construction with an isolated section of the rear of solid concrete. The upper floor is of suspended timber construction. A range of floor coverings have been used which conceal the structure.

Some of the floors have minor sloping and undulation which appear longstanding. It should be considered that floors in older properties will not be perfectly level or flat and will normally be undulated. In this instance, we consider them to be in keeping for a property of this age given the construction methods adopted at the time. Please also note the limitations in our inspection. Therefore an intrusive inspection will be required to inspect all areas of the timber joists to ensure they are defect free. Condition Rating 1.

The 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 is common given the construction methods adopted at the time where the hardcore beneath has consolidated. 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 solid 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 acceptable condition.

#### E5 Fireplaces, chimney breasts and flues

The chimney breasts have been removed from the habitable rooms of the property. A section remains at loft level only which is of masonry construction. 2

The chimney breast(s) to the property have been removed. Whilst the support may have been longstanding, we cannot confirm its effectiveness going forward. We would make the general comment that cracks to suggest a potential structural issue were not noted to the chimney breast and surrounding area. Importantly, any work to the party wall, either by yourselves or the neighbour, may disturb the wall potentially leading to severe complications. With respect gallow brackets, these are typically no longer accepted by Building Control departments, unless installed under strict guidelines. Even then, steel beams are preferred. Your legal advisor should check to see if Building Control approval was obtained for the work. If this is not available, we recommend a Structural Engineer provides further comment on the matter where sections of the ceiling and floor coverings/boards are removed. The work would also require a Party Wall Award. This should be confirmed prior to exchange. Our lower rating reflects the lack of structural issues. Condition

Rating 2.

#### **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. 2

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

The mastic to the perimeter of the sink was worn and noted to have mould. 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. No leaks were noted to the drainage below the sink. Condition Rating 1.

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.

Soft closers, where installed, were operational. You may wish to install these where missing and if the space permits. Whilst the lifespan of such fittings varies, replacement is usually straight forward and inexpensive. 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.

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

No opening up or removal of belongings was undertaken. Hidden defects may be present where elements are removed. 2

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

Doors to the property comprise those that are aged and perhaps original from the time of construction. As such, they have distorted and worn over time where cracks were noted. Some level or restoration will be required if aesthetics and history is desired over functionality. Please also note, should any changes be made to the property i.e. loft extension, then the original doors may not be retainable in the future. A carpenter or door fitter can assist with any current wishes. Condition Rating 2.

The woodwork to the staircase were in acceptable condition with no excessive shaking when in use, no rot or decay was visible either. The balustrade and its components appear to be securely fixed and at a height that is above the minimum threshold to prevent falls. The stairs were relatively consistent in height and depth to prevent trips and falls. 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.

## 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.

1

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

The sanitary fittings are of a relatively modern design and appeared in acceptable condition, although subject to normal wear and tear. Taps and shower heads were operational with some limescale build up that we expect can be cleaned. The toilet flush was operational with the cistern refilling in a reasonable time. Condition Rating 1.

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.

We cannot confirm the water pressure from simply running the water outlets. A strong output is usually misconceived, where the nozzle plays a large part in this conception. A plumber can assist with obtaining such a reading and clarifying any benefits (and issues) with increasing the pressure if desired.

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

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 under the staircase. Where visible, the installation comprises a dated consumer unit. 3

The electrical system is dated and will not comply with current regulations. Re-wireable fuses were also used, importantly however, this is a safety hazard. Complete modernisation of the electrical system is now recommended. The inspection should be carried out prior to exchange so that you are aware of the likely cost which should include for rewiring. Condition Rating 3.

From our visual inspection, we noted the following which should not be interpreted as a full list of issues:

- No earth cables which can lead to electrical shocks

- 60amp incoming mains fuse may not be sufficient for modern electronic loads

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).

## 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 under the stairs. 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 under the stairs. 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 appears to 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.

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 gas boiler located to the kitchen, which serve pressed steel panel radiators. The water cylinder is located within the airing cupboard. 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.

Electric underfloor heating is present to the bathroom. Heating controls are present to the wall as depicted. The heating controls were operational. In any event, we cannot confirm its condition from a visual appraisal given it is concealed beneath the floor. We recommend an Electrician experienced in installing such systems attends to clarify its condition. This should include checking the thermostat and floor probe, and resistance/insulation tests for wiring, if possible. Condition Rating 3.

Note, underfloor heating systems can be expensive to use, difficult to repair and may affect the future saleability of the property if issues are found.

#### F5 Water heating

The hot water is primarily heated and provided by the boiler and stored in the water cylinder for use. The water cylinder has an immersion element which can be used to heat the water as an alternative should the boiler become inoperable (both options should never be used simultaneously). See Section F4 above. 3

We did not notice staining to suggest current and on-going leaks, accepting the limitations of our inspection as the entire surface area of the cylinder and pipework is not visible. We would nevertheless recommend that a test and overhaul of the installation be undertaken prior to purchase and that a regular maintenance contract be placed with an approved heating engineer. Condition Rating 3.

#### F6 Drainage

In older properties, both foul and surface water go into the same pipes while newer properties keep the two in separate pipes. Waste water connects to the public sewerage system, via localised below ground drainage surrounding the property, which in turn discharges to a shared drainage system, (usually in the road a manhole). 3

We were unable to lift the manhole cover. Inspecting manhole shafts does not confirm if there are

Leaks to hidden pipes or joints, nor does the lack of flow confirm the drainage system is adequate. A CCTV survey is the only way to confirm this.

We advise that the drainage system will be old and therefore increases its risk of defects. This may seem trivial but leaking drains, if left un-repaired can lead to contaminated soils and subsidence as soil is displaced over time. Most drains can be repaired under existing insurance policies, however, once you purchase the property, insurers will consider this a pre-existing condition and will have expected you or the vendors to have obtained a CCTV survey report. It may not then be covered under a new policy. We advise you ask the vendor to instruct one or have one carried out yourself. A drainage firm undertaking such inspections can assist further. Condition Rating 3.

## F7 Common services

There are no shared services to the best of our knowledge.

NI

# 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

A visual inspection has been undertaken of the external grounds and we cannot comment on hidden areas, especially where overgrowth is noted. We have not pruned back vegetation, lifted



decking or other finishes. Fences have been inspected where access permits and is not restricted by vegetation, outbuildings, stored goods or garages.

The property is served by a garden to the rear. This is bound by masonry walls demarcating the public footpath from the grounds that are of hardstanding and laid to lawn. This comprises patios, trees and shrubs.

The paving slabs were damaged and undulated. This would suggest the cause to be general wear and tear over time. We as such recommend the affected slabs area replaced and/or re-laid to avoid becoming a trip hazard. Note that proper preparation of the sub base is required to avoid undulation as the top soil is prone to this, especially with weight applied over time. Condition Rating 2.

There are trees/shrubs located near the property. This can increase the risk of damage, particularly on shrinkable clay soils, where roots can extract moisture leading to soil desiccation and shrinkage — a common cause of subsidence in unmaintained settings. Conversely, the removal of mature trees can result in a sudden increase in soil moisture content, causing the ground to swell or heave, resulting in upward pressure on the foundations and leading to structural movement. While removal may appear a straightforward solution, it is not always appropriate and can introduce new risks. Ongoing monitoring and maintenance, including arboricultural advice where necessary, is strongly recommended to mitigate potential long-term structural and drainage issues. Condition Rating 2.

The masonry walls were in acceptable condition. Slight wear was noticeable however this can be managed through proper and regular maintenance. This should include clearing any moss, debris or other deposits and repointing mortar joints to walls. Surrounding elements should also be maintained to avoid affecting the walls. This particularly applies to vegetation. Condition Rating 1.

The lawn/planter bedding was in acceptable condition. The lawn and any vegetation planted must be maintained to prevent overgrowth, particularly were it concerns shrubs as the roots can affect surrounding components, including the main building walls. Condition Rating 1.

The placement of trees near buildings can affect their structural integrity if not properly maintained. Generally, the minimum distance a tree species should be placed is dependant on its height once fully mature. However, the tree will have a zone of influence around it thereby increasing the risk zone. This is also dependant on several factors such as the soil type and level the building's foundation is placed, making older buildings more susceptible.

With respect to shrubs, they are recommend to be placed at least 1m to 2m away from the building on clay soils, with a larger distance depending on its height. Special cases apply and further advice should be sought from an arboriculturist. They should also clarify the maintenance required to the trees (and vegetation in general) to prevent damage to the building. Note our comments in Section F6 regarding drainage also.

# 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

Where regulatory matters are concerned, given building work entails concealing components behind finishes, we can only make an informed judgement based on risk and any noticeable differences or changes as a consequence of said work, where accessible. Therefore, whilst every effort is made to clarify our position, there are parts or instances we cannot assess or comment upon. Importantly, we cannot confirm with certainty that work undertaken will comply with the relevant regulation/legislation for reasons mentioned.

Please also note that certification confirming the same is ultimately for the Local Authority to provide, or consent to. Whilst we expect building work to be periodically assessed by a third party or Local Authority whilst on-going, issues can still arise due to defect workmanship and poor design, especially considering the provider of said consent (Local Authority or Approved Inspector) will require the contractor to prove compliance.

Any measurements stated are approximations and must not be relied upon for verifying adherence to requirements. Further assessment must be undertaken by a contractor or consultant to prove any matters that may be raised by the regulatory body providing approval or any other party. Information within this report must be read within context.

Note the following regulations and legislations and/or relevant matters regarding the locality:

#### Building Regulations

Building Control approval is required where there are material changes that may affect the structure, fire safety and means of escape, thermal efficiency, access, and services. We cannot highlight all changes unless information regarding the original floor plan and fittings are provided which is typically unfeasible. Nonetheless, a Building Control inspector can clarify if any work requires approval, whether planned or suspected to have been undertaken. A 'Final Certificate' is awarded if works are approved.

Where permission does not exist, it can affect the way the property is used, cause damage, and in worst case scenarios, present a health/safety risk, which is all contextual to the work undertaken. In this instance, retrospective application referred to as 'Regularisation' would be required. This will however involve intrusive work and possibly further input from specialist consultants to clarify the work is 'up to standard', to the inspector.

#### Planning Permission

Planning Permission is required where there are material alterations to the use of the building, its external facade, or where Permitted Development Rights are exceeded. Consent is provided on a case-by-case basis and therefore we cannot confirm the likelihood of obtaining permission. Designated Areas also impact the chances of this. A 'Decision Notice' is awarded if plans are approved. A further application and decision notice may be available for conditions that are reserved as further information is required.

A planning officer from the local authority would be best advised to provide absolute clarification on whether an element required permission. Planning Consultants can only advise on the most likely outcome. Where permission was required, retrospective application (Section 73a) can be sought. This may however impact any indemnity policies, not that these should be relied upon without fully understanding the risks.

#### Permitted Development

Permitted Development rights exist to allow common changes to buildings incidental to the enjoyment of

occupants, but under strict guidelines. This saves time and allows some autonomy. Note however, an option is available to obtain a 'Certificate of Lawful Development' from the Local Authority to clarify the work complies with such rights and is strongly recommended. The application tends to cost less than a 'Full Plans' planning application and provides clarity.

Retrospectively obtaining this is possible however as mentioned above, it may require intrusive assessment which should be factored into the costs, time and general effort required.

#### Party Wall Act

The Party Wall Act serves to protect both property owners and neighbours from loss or damage. It is therefore important that further advise is sought from a Party Wall Surveyor specialising in this area of work to clarify when work may trigger the legislation. Generally, a Party Wall Surveyor is required where there are material changes to a shared structure. Otherwise, where maintenance or repairs are needed, we expect the 'Access to Neighbouring Land Act' will cover such matters.

Retrospective Party Wall Awards can be difficult to obtain and requires consent from the neighbour, and where issues have not been recorded. This can also provide difficult where negotiations break down especially where defects are claimed to have presented themselves. Nevertheless, we strongly recommend a schedule of condition is undertaken prior to any work on a shared structure to avoid disputes. A Party Wall Surveyor can assist further.

Please note our findings below. Your legal advisor must review and obtain clarification on these matters and further advise any the implications including the option of obtaining retrospective permission, and any immunity through statutory limitation period(s). The lack of clarification can also affect resale of the property, bearing in mind other points raised above:

- An extension has been added to the building including the relocation of the kitchen, installation of new lighting, cloakroom, ventilation and opening formed to the original portion of the house. Building Control approval is required. Planning Permission is also typically required unless Permitted Development Rights were relied upon. Party Wall Award would have been required. With respect to Permitted Development, the extension was less than 2m from the boundary. The height of the roof and eaves must therefore be set below 4m and 3m respectively. The depth must be no more than 3m.
- The original rainwater goods have been replaced. As such, clarification should be sought as to whether consent was obtained for the changes. The work typically requires Building Controls approval where additional discharge is introduced to existing below ground drainage, or where new below ground drainage is added. Planning permission may have been required as a different material has been used.
- The timber roof structure had been altered with new members installed. Building Control approval would have been required as this alteration affects the roof's structural integrity.
- The chimney breast(s) have been removed. Building Control Approval would have been required given the sections remaining are supported and Party Wall Award would have been required given the shared dividing wall would have been disturbed.
- Certification for alterations to the services would require a 'Final Certificate' following Building Control approval, or the equivalent if registered on the Government's 'Competent Person Scheme'. Section F covers any issues we may have noticed (which still require further assessment by the relevant specialist).

## 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:

- Roof covering renewal or repair
- Window and door replacement or repair
- Extensions
- Boiler and water cylinder

### H3 Other matters

The Property is expected to be of a Freehold tenure. This means you own both the building and the land it stands on, which typically gives greater autonomy than leasehold ownership. Your legal advisor should obtain the title deed and plan on your behalf and review this to confirm the extent of ownership, identify boundary lines, and check for any restrictive covenants, easements, or rights of way that may affect the use or enjoyment of the land, or resale value.

The property may have a covenant or easement. This will have implications on the property at future resale, but may also affect your ability alter or extend the property. Your legal advisors should ensure they carry out the required searches to establish if any of these are applicable to the property.

# 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 or shrubs 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.

The escape of water is causing dampness to the building fabric which needs to be addressed to avoid premature wear of surrounding finishes. This can lead to deterioration of masonry, mould growth, decay of timber and reduced thermal efficiency.

## I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is close/within an area that is vulnerable to flooding. You should ask your legal adviser about this and check with your insurer to ensure they will cover the property in this location. If not, it may affect the saleability of the property.

The presence of roots may contribute to damage or displacement of underground drains, and their activity over time may result in soil disturbance or loss of support beneath foundations. Note comments in section above regarding maintenance.

Uneven or sunken areas to grounds such as patios, driveways, paving slabs may indicate minor ground settlement or poor sub-base preparation. These pose trip hazards and can worsen if drainage arrangement is poor.

Areas of dampness were noted internally, which may encourage mould growth if not addressed. Mould can affect indoor air quality and pose health risks to occupants, particularly in poorly ventilated rooms.

## I3 Risks to people

The property relies upon escape via windows to allow for safe egress in the event of a fire. Whilst such a mean for escape complies with Building Regulations, on the basis of the current layout, we recommend you assess whether this is an appropriate and practical option for you and any regular visitors. The alternative would be to form a 'Protected Hallway'. This will entail the correct installation of fire door sets and adequately installed finishes, in good condition, to resist fire. Otherwise, escape windows must remain accessible and in a well maintained condition to allow for safe escape. Where locked or screens installed, they must be accessible for use or easily removable, respectively.

To comply with modern regulations, fire detectors are expected to be interlinked so where there is a fire to one area, all alarms are triggered to alert occupants. This is to ensure there is an advance warning to allow escape. The detectors must also be mains operated and have standby power supply in the event of a power outage which is achieved via a battery. As a bare minimum, detectors are required at each landing level. Additional detectors are however beneficial, with a heat detector recommended in kitchens where they open into the hallway i.e. not separated by a door.

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.

Electrics to the property are dated. These pose a risk of shock to persons if not upgraded.

Overhead electricity pylons/power lines are located near the property. These may affect visual amenity and could influence future market appeal or resale value. There is also a risk that damage to the infrastructure from severe weather or accidents could cause collapse or power outages, potentially affecting the property.

Asbestos flue was noted externally. Asbestos is not typically harmful if left undisturbed, but any works that may damage it carry health risks. Full removal by a licensed contractor eliminates the risk entirely but is the most expensive and disruptive option.

#### **14 Other risks or hazards**

Proximity to the railway line may affect the enjoyment of the property, its saleability and value.

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

## Energy matters

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

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

# J

## Energy matters

### J1 Insulation

The loft insulation to the property is below the minimum standard of 270mm, as advised by the Energy Savings Trust. This is a relatively low cost upgrade that helps reduce heat loss through the roof, can lower energy bills, and improves overall comfort. Ventilation remains imperative however and must be maintained when work is undertaken.

Upgrading single glazed sets can significantly improve a home's energy efficiency (as well as noise insulation). For period properties, there are sympathetic options available that preserve the building's character. Alternatively, secondary glazing may be installed although this will not provide the same benefits of modern double glazed units and can serve as a hinderance to using the windows over time.

The property is unlikely to have floor insulation to the unheated side. Whilst its installation should be considered, ventilation in older properties is in our opinion more important to the sub floor space as the chances of incorrectly undertaking such work can prove high.

### J2 Heating

The central heating is acceptable with a thermostat present. No upgrades are required on the understanding that this system is maintained regularly and service documentation is obtained before exchange of contracts. Note a more recent boiler may prove more energy efficient (during the combustion process) although whether this translates to monetary savings will need to be further explored.

The radiators to the property were fitted with 'Thermostatic Radiator Valves' (TRV's) which help to control temperature in each room by controlling the flow of heat to radiators based on the air temperature. This can help reduce unnecessary energy use to rooms less frequently used. Please however note that this should be used sparingly as the property requires adequate heating (and ventilating) to avoid condensation related issues.

### J3 Lighting

The property has been upgraded with modern light fittings and is in line with current advice by the Energy Savings Trust.

### J4 Ventilation

Mechanical extract fans were present and operational and will help retain heat more efficiently than opening a window. We cannot clarify its effectiveness from the room.

### J5 General

Properly heating and ventilating a home is essential to prevent condensation, mould growth, and discomfort. Consistent background heating helps prevent moisture forming on walls, windows, and other cold spots. Adequate ventilation through extractor fans, trickle vents, or controlled opening of windows removes excess humidity generated by daily activities such as cooking, bathing, and drying clothes. Balancing warmth with fresh air ensures a healthier indoor environment, protecting both the building fabric and your wellbeing.

# K

## **Surveyor's declaration**

# K

## 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**

Sample address NW2

**Client's name**

John 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 "John Smith".

L

## What to do now

## Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

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

# M

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

### The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

### The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

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

## Dangerous materials, contamination and environmental issues

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

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

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

## The report

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

## Condition ratings

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

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

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

## Energy

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

## Issues for legal advisers

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

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

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

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

## Risks

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

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

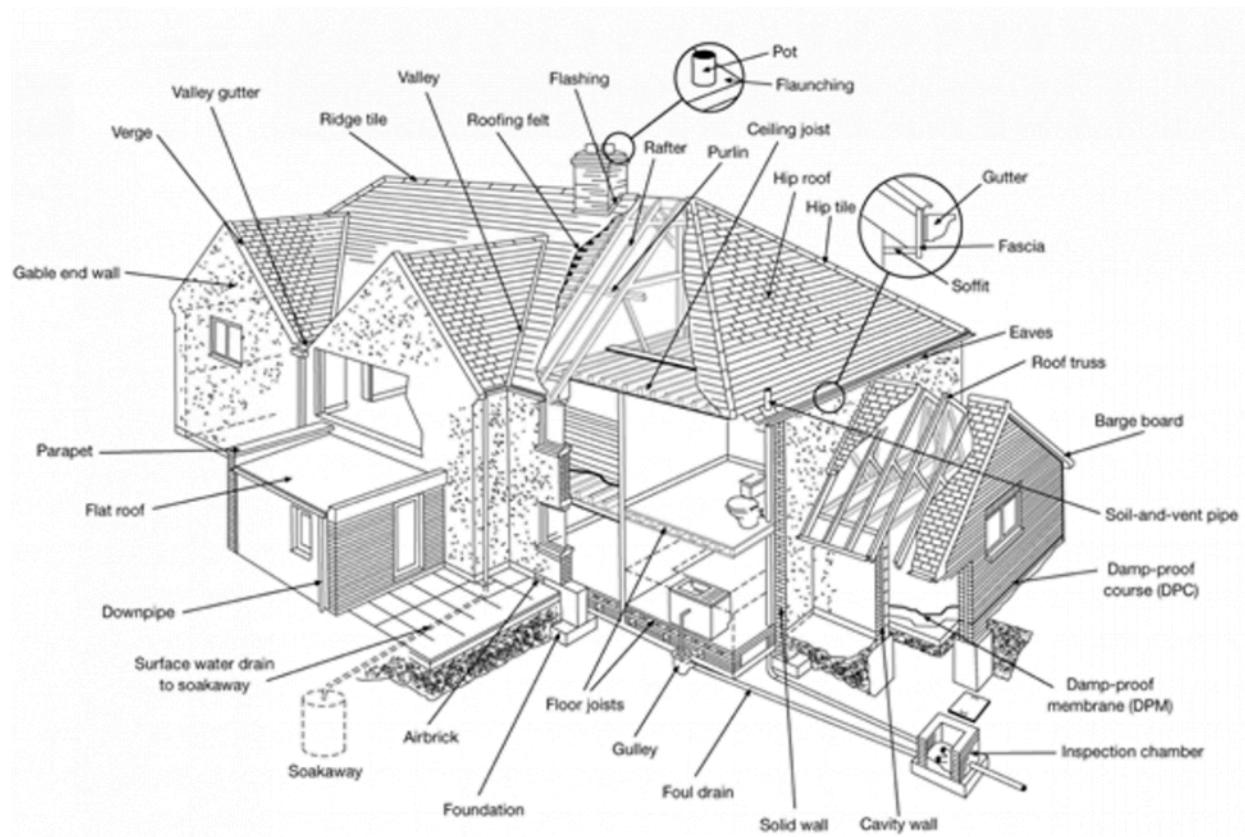
# N

## Typical house diagram

# N

## Typical house diagram

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



## RICS disclaimer

### ! You should know...

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