



LEVEL 3

Your survey report

Property address

L3 Example Street, London, SW

Client's name

Mr Example

Inspection Date

17th October 2022

Surveyor's RICS number

6614456

3

Contents

A	About the inspection
B	Overall opinion
C	About the property
D	Outside the property
E	Inside the property
F	Services
G	Grounds
H	Issues for your legal advisers
I	Risks
J	Energy matters
K	Surveyor's declaration
L	What to do now
M	Description of the RICS Home Survey – Level 3 service and terms of engagement
N	Typical house diagram
	RICS disclaimer

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 1st September 2021 for a full list of exclusions.

A

About the inspection

Surveyor's name

Paul Callaghan BSc (Hons) MRICS MCIOB

Surveyor's RICS number

6614456

Company name

Calsurv Chartered Surveyors

Date of the inspection

17th October 2022

Report reference number

CSL3

Related party disclosure

No related parties

Full address and postcode of the property

L3 Example Street, London, SW

Weather conditions when the inspection took place

Mild and overcast with an external ambient temperature of 20 degrees Celsius.

Status of the property when the inspection took place

Occupied and fully furnished.

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

L3 Example Street is a four bedroom house found in close proximity to the centre of Fulham Broadway in southwest London.

A summary of the condition ratings is as follows:

No significant wants of repair were identified with the chimney stack. This structure is in fair condition.

The flat roof coverings are nearing the end of their life and will likely require renewal within the next 2 to 3 years. The other roof coverings should not require renewal for the next 10 to 15 years. Despite their age, no water penetration was found through the roof coverings during the survey. We have no concerns with the roof structure.

Minor wants of repair were noted with the rainwater goods at the rear of the property. Otherwise, these elements are in fair condition.

No structural wants of repair were identified with the external walls. Going forward, redecoration of the front façade of the property will be required within the next 12 to 24 months.

The windows are in fair condition, however, redecoration of some of the timber windows will be required within the next 24 months. Redecoration of the stone window sills is also required and these works should take place within the next 12 months. At present, a failure of the decorations to the window sills is leading to water penetration into the master bedroom.

With regards to the external door sets, no significant wants of repair were found with the front door or kitchen door. In contrast, the door in the master bedroom could not be opened and this requires easing, adjusting and minor repair.

Whilst we have no concerns with the porch structure, evidence of water penetration through the soffit was identified. We recommend that the surface of the soffit is treated with waterproof walkway paint to prolong its life. Redecoration of the steel railings around the balcony is also required and these works should take place within the next 12 months.

Inside the property, the ceiling and wall surfaces are in slightly better than average condition, less for minor wants of decorative repair. No significant areas of water penetration were identified, however, slight leaking from the rainwater goods adjacent to the rear first floor bedroom has caused minor damp penetration into this room.

During the inspection, evidence of high humidity was found throughout the property. We recommend that a single room heat recovery fan is fitted in the kitchen and that humidity activated extract fans are installed in the bath and shower rooms.

Slight deflection was noted to the floors at first and second floor level, however, we have no concerns regarding the floor structures. Minor wants of repair were also identified with the floorboards. Some of the carpets in the property would benefit from renewal and the repairs to the floorboards can be made at this time.

We have no concerns regarding the chimney breasts or fireplaces.

The built-in fittings are in a slightly dated condition, however, no significant wants of repair were identified. Minor wants of repair were identified with the woodwork and the decorations to the joinery package are relatively inexpert.

The bathroom fittings look to have been renewed in 2008. Whilst no significant wants of repair were found, a new owner will likely wish to renew the suites in the medium term (3-5 years). No significant wants of repair were found with the kitchen.

With regards to the services, we have no concerns with the electrical or gas supplies to the property. Going forward, a new owner may wish to renew the part RCD protected distribution board with a fully RCD protected device to provide optimum protection from fire and shock.

The incoming water main is of lead and we recommend that this is renewed with a plastic main (due to the health risks associated with this material). This will provide the opportunity to install a large capacity main which would also improve the flow of cold water to the outlets in the property.

The heating and hot water systems were found to be operating effectively although the ivy around the boiler flue should be cut back to ensure adequate ventilation of this element. The drainage was found to be running readily away.

No significant wants of repair were identified within the external grounds. When the paving in the front garden is replaced, we recommend that a channel drain is formed where the paving abuts the main walls of the property (to remove water from this junction). The mature street tree to the front of the property should be regularly pollarded as the dwelling lies within its root zone.

The property benefits from a fair level of fire safety. That said, a new owner may wish to have the key-operated bolt to the front door replaced with a thumb turn operated bolt to allow for keyless egress in the event of an emergency.

Overall, L3 Example Street is offered in an average condition for a dwelling of its type. No significant wants of repair were identified which would preclude us from recommending a purchase of this property.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

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



Elements that require urgent attention

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

Element no.	Element name



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
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues

Element no.	Element name
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
E9	Other
F1	Electricity
F3	Water
G2	Permanent outbuildings and other structures



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
D1	Chimney stacks
F2	Gas/oil
F4	Heating
F5	Water heating
F6	Drainage



Elements not inspected

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

Element no.	Element name
D9	Other
E1	Roof structure
G1	Garage

Further Investigations

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

None recommended.

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.

Approximate year the property was built

1900.

Approximate year the property was extended

A loft conversion and rear addition were added to the dwelling in 2007.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is traditionally constructed with solid masonry external walls, suspended timber floors and pitched, timber-framed roofs. A solid floor is found to the kitchen and rear addition.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	0	0	1	1	0	0	
First	0	2	2	0	0	0	0	
Second	0	2	1	0	0	0	0	0

Means of escape

The principal means of escape is via the central staircase to the front door of the dwelling. The front door is secured with a night latch and key-operated bolt. A new owner may wish to have the key-operated bolt replaced with a thumb turn operated bolt to allow for keyless egress in the event of an emergency.

The rooms adjacent to the landings are fitted with doors that prevent the spread of flame onto the central means of escape. The kitchen door features fire-resistant glass and this offers effective fire separation to the central means of escape.

The property is fitted with an interlinked, hard-wired fire alarm system. This should be annually serviced and tested to ensure its good working order.

Building Regulations state that a secondary means of escape is permissible from first floor bedroom windows which have a sill height of less than 1.1 metres and a clear opening width of greater than 45cm x 75cm. Both of the first floor bedroom windows meet these requirements and could be used as a secondary means of escape.

Overall, the fire safety of the property is fair.



Photo - 2 Locking furniture to front door



Photo - 3 Timber door leading to kitchen



Photo - 4 Fire rated glass fitted to door

C

Energy efficiency

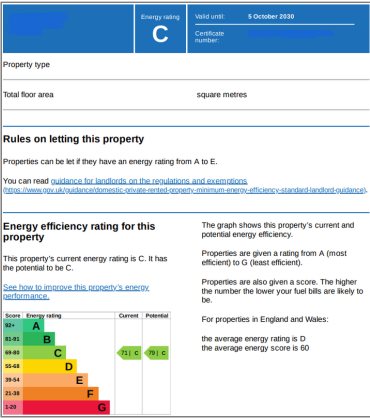
We are advised that the property's current energy performance, as recorded in the EPC, is as stated below.

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

C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Photo - 6 Energy Performance Certificate

Photo - 5 Energy Performance Certificate

Issues relating to the energy efficiency rating

No unusual issues.

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)

None

Other energy matters

None.

Location and facilities

Grounds

The property features a narrow front yard and a rear garden. These areas are described in more detail later in this report.

Location

The property is located on Example Street to the northwest of Fulham Broadway. This centre is found 0.3 miles from the property and offer access to Fulham Broadway underground station. The station lies within Zone 2 of the travelcard network. A number of bus routes run along the A3219, North End Road and the A304 (all within 7 minutes of the property). 0.6 miles to the south is Parsons Green and the same distance to the northeast is West Brompton. The green space of Eel Brook Common lies 0.5 miles to the southeast and Normand Park is found 0.3 miles to the north. The River Thames runs just over a mile to the south.

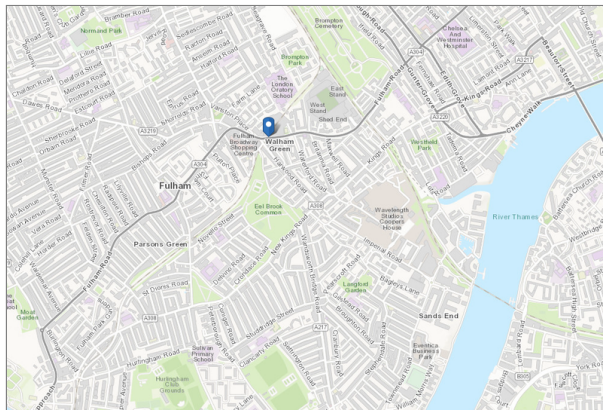


Photo - 7 Property location

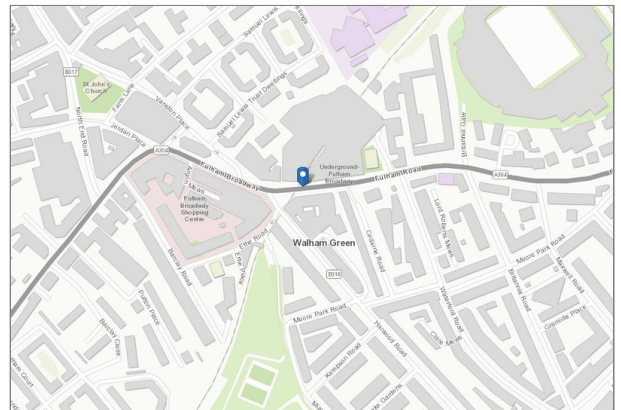


Photo - 8 Property location

Facilities

Fulham Broadway is a busy town centre, offering a mix of both smaller, independent shops and high street chains. For convenience shopping, a Tesco, Iceland and Waitrose are found within 10 minutes of the front door whilst a Whole Foods Market and Sainsbury's are found closer to the station. A Post Office, Chemist, the Fulham Medical Centre and numerous high street banks are also found in the vicinity. Charing Cross Hospital is located under a mile to the northwest. West Brompton provides access to the London Overground rail network and services to Stratford and Clapham Junction.

Local environment

The local environment is residential in nature. At the time of our inspection, there was relatively light traffic and no significant traffic noise could be heard within the property.

Our searches revealed that the property is at high risk of surface water flooding but at very low risk of flooding from rivers or the sea.

The postcode is in the lowest band of radon potential.

Other local factors

The property is built on clay soil and this is subject to slight seasonal movement.

The property is located within the Walham Green Conservation Area and will be subject to additional planning restrictions in this respect, the details of which should be confirmed by your legal advisers.

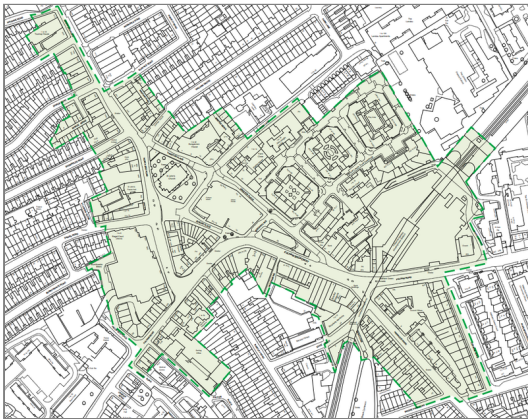


Photo - 9 Map defining extent of Walham Green Conservation Area

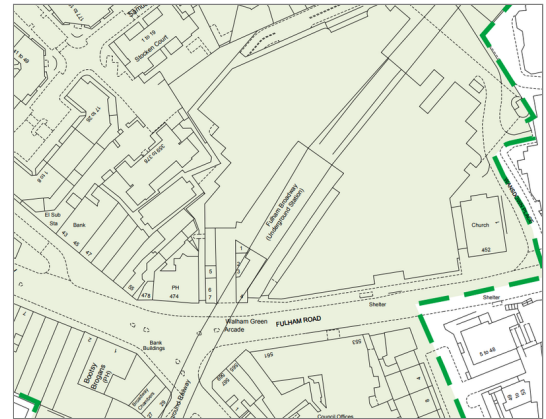


Photo - 10 Property located within Conservation Area

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

A visual inspection was made from ground level, from high level windows and with the use of a 3m camera pole and 3m ladder.



D1 Chimney stacks

The property features a single chimney stack located above the front pitched roof. This sits astride the parapet wall and serves flues to both this property and the adjacent dwelling.

1

The chimney stack features four chimney pots; two of the pots are fitted with ventilated covers and two are open. The open pots look to ventilate gas fireplaces in the ground floor sitting area. A new owner may wish to have metal cowls fitted to these elements to prevent rainwater from entering into the flues.

The lead flashings, which weather the abutment at the base of the stack and the adjacent roof coverings, are in fair condition.

Overall, the chimney stack is in fair condition and no current wants of repair were identified with this structure.



Photo - 11 Main stack



Photo - 12 Elevated view of main chimney stack

D2 Roof Coverings

The front pitched roof has been clad with manmade slates. Overall, these roof coverings are in fair condition and they should not require renewal for the next 10 to 15 years. The abutment between the slate covered roof and the adjacent parapet walls has been weathered with lead flashings. No wants of repair were identified with the flashings. The tops of both parapet walls have been covered with copings that prevent water from soaking into them. The copings to the right hand wall, when viewed from the street, are in tired condition and will likely require renewal within the next 5 years. Despite their condition, no significant wants of repair were identified.

2

The mansard originally featured a flat felt covered roof. This has since been treated with bitumen paint to prolong its life. Additional felt strips have also been laid around the outside of this roof, again, to extend its life. In general, these roof coverings at the end of their life and should be renewed within the next 2 to 3 years. During the inspection, no current water penetration through these elements was identified.

The pitched roof to the rear of the property has been clad with manmade slate. These coverings are in fair condition and they should not require renewal for the next 10 to 15 years.

The side extension roof also features a manmade slate covered roof. Slight cracking was noted to the cement holding the flashings in place and we suspect that this will require renewal within the next 2 to 3 years. No current wants of repair were identified during the inspection.

Overall, the main roof coverings are in fair condition and should not require renewal for the next 10 to 15 years. The flat roof coverings above the mansard will require renewal within the next 2 to 3 years.



Photo - 13 Front pitched roof



Photo - 14 Elevated view of front pitched roof



Photo - 15 Lead flashings at side of front pitched roof



Photo - 16 Elevated view of flat mansard roof



Photo - 17 Waterproof paint used to prolong the life of flat mansard roof



Photo - 18 Rear elevation of flat mansard roof



Photo - 19 Rear outrigger pitched roof



Photo - 20 Side addition roof



Photo - 21 Side addition roof



Photo - 22 Slight cracking to cement holding flashings of side addition roof in place

D3 Rainwater pipes and gutters

The property features half round rainwater gutters and circular rainwater downpipes.

The rainwater guttering serving the front pitched roof has been recently renewed and this is in fair

2

condition. Rainwater captured by the guttering is discharged into an original cast iron downpipe, which runs into an open gully at the front of the property. The downpipe is nearing the end of its life and will require renewal within the next 2 to 3 years. Plant growth was observed within the gully and this should be cleared to enable this element to drain freely away.

Rainwater running off the flat mansard roof is captured by guttering at the rear of this structure. From here, the water is discharged into a valley gutter serving the side extension roof. This gutter is shared with the neighbouring property. Water captured by this element runs into the subsurface dwelling of the neighbouring property. There is a build up of debris within this gutter and this requires clearance.

Rainwater running off the rear outrigger roof is captured by a gutter running along the edge of this roof. This gutter is drained by a downpipe that runs into the subsurface drainage at the rear of the property. The connection between the guttering and the downpipe has failed and this requires re-fixing. At present, water is escaping at this junction and leading to dampness in the rear bedroom at first floor level. The build up of moss and debris in the gutters should also be cleared.



Photo - 23 Rainwater guttering at front of property



Photo - 24 Cast iron downpipe at front of property

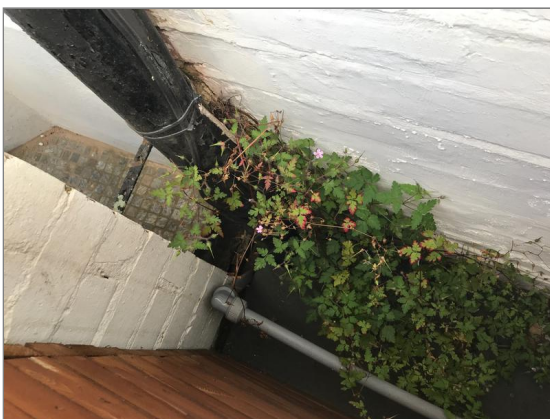


Photo - 25 Debris build up in open gully at front of property

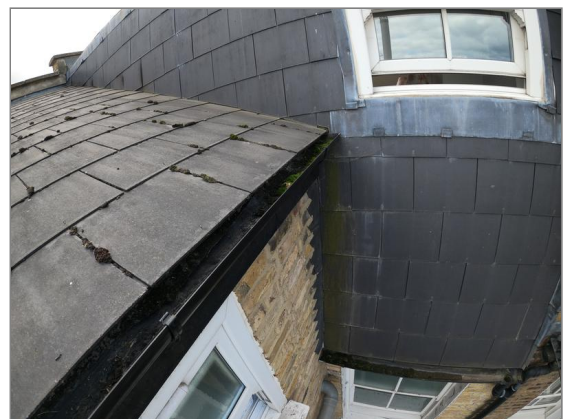


Photo - 26 Rainwater guttering to rear outrigger roof



Photo - 27 Rainwater guttering to rear outrigger roof



Photo - 28 Rainwater downpipe at rear of mansard



Photo - 29 Downpipe discharging into valley gutter at rear of property



Photo - 30 Debris build up in valley gutter

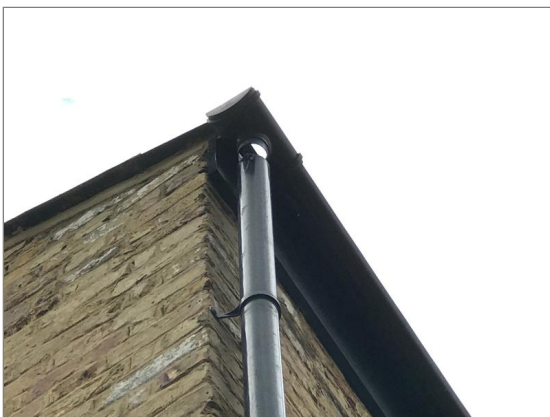


Photo - 31 Downpipe detached from guttering serving rear outrigger roof

D4 Main walls

The walls to the front elevation of the property would originally have featured exposed red London stock brickwork. This is referred to as a softer type of brick as it is prone to absorbing water and can be easily mechanically formed. The face of the property has been painted. The paint forms a

2

waterproof barrier on top of the bricks and this is required to be kept in good condition, as any cracking of the decorations can lead to water becoming trapped within the brickwork.

During the inspection, we observed numerous areas of failed decorations. If this is allowed to persist, it could lead to internal dampness in the property. We recommend that the decorations are either renewed or removed using chemical means, and the face of the wall refurbished using heritage materials (lime mortar). These works should occur in the next 12 - 24 months.

The front garden has been paved and this has raised the level of the ground to just below the sub-floor vents set into the bay. This gives rise to the risk of water penetration into the sub-floor void (which could cause damage to the timber floor structure). Ideally, a channel drain should have been provided at this abutment.

No signs of structural movement and/or significant cracking were observed to the front elevation of the property.

The walls at the rear of the property are of yellow London stock brickwork. These walls look to have been mechanically cleaned in the past, likely to remove paint. We recommend that these walls are left undecorated.

Evidence of cracking repairs was found above the side extension. This cracking likely resulted when the side extension was formed and is typical for this type of work. A cracking repair has also been carried out above the kitchen door. Again, we suspect that this has been necessitated due to the movement that would be associated with the works to form the side extension.

Overall, the main walls are in average condition for a property of this type. No signs of progressive structural movement were found and we have no concerns regarding the structural stability of the property.



Photo - 32 Front elevation of property



Photo - 33 Sub-floor vent in contact with ground



Photo - 34 Failure of decorations to front of property



Photo - 35 Failure of decorations to front of property



Photo - 36 Failure of decorations to front of property



Photo - 37 Cracking repair at rear of property



Photo - 38 Repointed brickwork at rear of property



Photo - 39 Brickwork at rear of property



Photo - 40 Rear elevation of building



Photo - 41 Cracking repair above kitchen door



Photo - 42 Walls to side addition



Photo - 43 Hard paving directly abutting external walls

D5 Windows

The property features a variety of different window types. These are described as follows:

2

The second floor street facing bedroom features three centre pivot roof windows. We suspect that these windows were originally clear finished timber elements, however, they have since been painted to improve their appearance. No current wants of repair were identified and we would not expect the windows to require renewal for the next 3 to 5 years.

This room also features a double glazed, uPVC framed window looking to the rear of the dwelling. Again, no current wants of repair were identified and renewal of this fitting should not be required for the next 3 to 5 years. The outside face of the window would, however, benefit from cleaning.

The second floor landing features a fixed double glazed, polycarbonate roof light. No current wants of repair were found with this window. Going forward, this fitting should be replaced at the same time as the roof coverings.

The second floor bathroom features a double glazed window which has been fitted with obscured glazing to afford privacy to this room. This fitting should not require renewal for the next 5 years, however, again, external cleaning of the window is required.

A similar double glazed, uPVC window has been fitted to the rear second floor bedroom. Again, this unit is in fair condition although it would benefit from cleaning.

The first floor master bedroom features three sliding sash windows set into the bay. These windows have been recently internally decorated, however, the decorations are relatively inexpert. Going forward, external redecoration of these fittings will be required within the next 2 years and we recommend that the windows are eased and adjusted at that time. No failure of the double glazing was identified during the inspection. The windows feature factory finished MDF shutters and these elements are in fair condition.

The en-suite bathroom also features double glazed, timber-framed windows which have been recently internally decorated. As before, external redecoration of these fittings will be required within the next 2 years. A slight failure of the obscured film to these windows was observed and this would require replacement of the affected glazing pane to resolve.

The first floor bathroom features a double glazed, uPVC framed window and this has been fitted with obscured glazing to afford privacy to this room. This fitting is nearing the end of its life and will likely require renewal within the next 3 years.

The rear first floor bedroom also features a double glazed, uPVC framed window. Renewal of this window will be required within the next 3 years. Minor damage was noted to the frame of this window, however, this does not affect its performance.

The front sitting room features three double glazed, timber-framed windows. These fittings have been inexpertly decorated and we recommend that they are redecorated within the next 2 to 3 years. All of the windows have been painted shut and cannot be opened. The counterweight mechanisms have also been removed from the outer windows, although they have been retained to the central sliding sash. These windows have been fitted with factory finished MDF shutters and these elements are in fair condition.

The side addition features three centre pivot roof windows. These elements have been recently redecorated to improve their appearance and they should not require renewal for the next 5 years. The kitchen also features a fixed double glazing pane, set within a uPVC frame. This unit is in fair condition.

We recommend that the external decorations to the windows are renewed and these works should occur within the next 2-3 years.



Photo - 44 Larger second floor bedroom windows



Photo - 45 Sash window to rear of larger second floor bedroom



Photo - 46 Roof light above second floor landing



Photo - 47 Second floor bathroom window



Photo - 48 Rear second floor bedroom window



Photo - 49 First floor master bedroom window

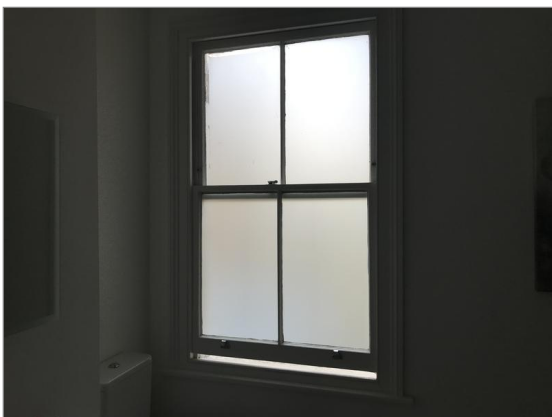


Photo - 50 First floor en-suite bathroom window

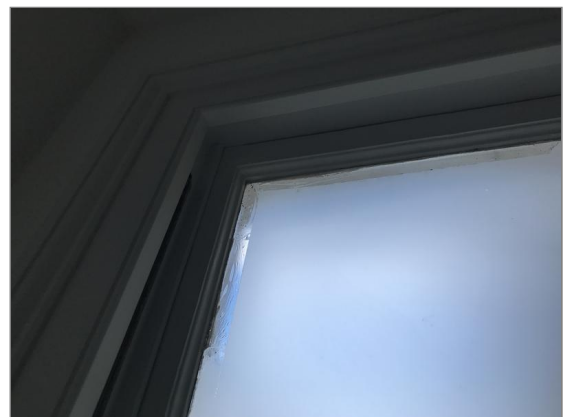


Photo - 51 Slight failure of frosting to en-suite bathroom window



Photo - 52 First floor bathroom window



Photo - 53 Rear first floor bedroom window



Photo - 54 Minor damage to rear first floor bedroom window



Photo - 55 Front sitting room windows



Photo - 56 Front sitting room windows



Photo - 57 Slight failure of decorations to front sitting room windows



Photo - 58 Side addition windows



Photo - 59 Fixed glazing pane at rear of side addition

D6 Outside doors (including patio doors)

The front door is a hardwood timber door set featuring a leaded overhead light (that has been fitted with secondary glazing). Overall, the door is in fair condition less for tarnish to the door fittings. 2

A timber door leads out from the master bedroom onto the soffit of the porch. This door set was unable to be opened and external redecoration, easing, adjustment and minor repair of this fitting is required.

Double glazed, uPVC framed doors lead out from the kitchen into the rear garden area. These doors are in fair condition, however, the right hand door rubs along its frame and it would benefit from minor adjustment.



Photo - 60 Front door



Photo - 61 Slight tarnish to front door fittings



Photo - 62 Leaded overhead light



Photo - 63 Front door fittings

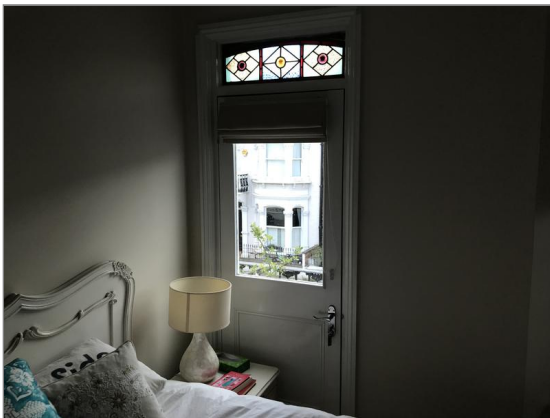


Photo - 64 Master bedroom door



Photo - 65 Master bedroom door requiring adjustment



Photo - 66 Double doors leading to rear garden



Photo - 67 Testing double doors leading to rear garden

D7 Conservatory and porches

The property features a stone porch structure. The decorations to this element are failing and would benefit from renewal within the next 2 to 3 years. Evidence of water penetration through the soffit above this element was identified during the inspection. We recommend that the surface of

2

the soffit is treated with waterproof walkway paint to prolong its life. Redecoration of the steel railings around the balcony is also required. These works should be carried out within the next 6 to 12 months. No structural instability of the porch was identified during the survey.



Photo - 68 Porch structure



Photo - 69 Failure of decorations to porch



Photo - 70 Slight water damage to porch soffit



Photo - 71 Damage to metal railings surrounding porch



Photo - 72 Failure of waterproofing to porch soffit

D8 Other joinery and finishes

The decorations to the painted timberwork are in fair condition and they should not require renewal for the next 3 years.

2

The decorations to the stone window sills are failing and they should be renewed within the next 12 months. At present, a failure of the decorations is leading to water penetration into the master bedroom.



Photo - 73 Timber fascias and soffits



Photo - 74 Decorative condition of window sills

D9 Other

There is a mature street tree adjacent to the property. The dwelling lies within the root zone of this tree and it has the potential to damage the property. The growth of this tree should be managed to mitigate this risk. At the time of the inspection, the tree had been recently pollarded.

NI



Photo - 75 Mature street tree adjacent to dwelling

E

Inside the property

Inside the property

Limitations on the inspection

A visual inspection was made of the accessible parts of the dwelling.



E1 Roof structure

The roof structures have been converted to provide additional accommodation. No direct access is afforded to these voids and we were unable to carry out a direct inspection of the roof structures.

NI

The front pitched roof structure has been boarded out to provide additional storage. Deflection has occurred to this structure, however, this is not unusual for structures of this type. Typically, this type of movement results when the loft structure is initially converted.

No signs of progressive movement were noted and we have no significant concerns regarding these elements.



Photo - 76 Front pitched roof void boarded out



Photo - 77 Deflection of front pitched roof structure

E2 Ceilings

The property features both plasterboard and lath and plaster ceilings. These are described as follows:

2

At second floor level, we found water staining to the surface of the ceiling in the bathroom. This is consistent with high humidity condensing upon this surface (and then running down the ceiling). A new owner may wish to replace the extract fan in this space with a humidity activated extract fan to improve the ventilation in this room.

Water staining was also observed to the ceiling above the rear second floor bedroom. This is consistent with a failure of the flashings above this area (and it has led to water penetration to the rear of the pitched roof above). No currently elevated damp meter readings were recorded in this area, indicating the source of the leak has likely been resolved. No other significant wants of repair

were identified with the ceilings at second floor level.

The first floor master bedroom ceiling is of lath and plaster construction. Slight cracking has developed to the coving around the edge of this ceiling due to a minor failure of the plaster in these areas. This is typical for ceilings of this type and the cracking is not of concern.

The en-suite shower room ceiling is of plasterboard. This surface is in fair condition, as is the ceiling to the adjacent changing area.

A minor repair has been made to the surface of the first floor landing ceiling adjacent to the bathroom. This can be made good by sanding down and redecorating this area.

The first floor bathroom ceiling has been affected by water splashing upon its surface. This is not significant and can be addressed during the next cycle of decorations.

The rear first floor bedroom ceiling is of plasterboard. The corner of this ceiling has become damp, due to water escaping from the rainwater downpipe adjacent to this area. As mentioned previously, the downpipe requires repair.

At ground floor level, the entrance hallway features an original lath and plaster ceiling with decorative plaster elements. This ceiling is in fair condition.

Minor cracking was found to the ceiling in the front sitting room, adjacent to the bay. This has resulted due to differential movement between the bay and the front facade of the property. Such cracking is typical for dwellings of this age and type and is not of concern.

An uneven area of plaster was noted to the ceiling in the rear sitting room. This can be locally repaired when the property is next redecorated.

The kitchen and side addition feature plasterboard ceilings. No significant wants of repair were identified with these surfaces.

Overall, the ceilings are in better than average condition for a dwelling of this type.

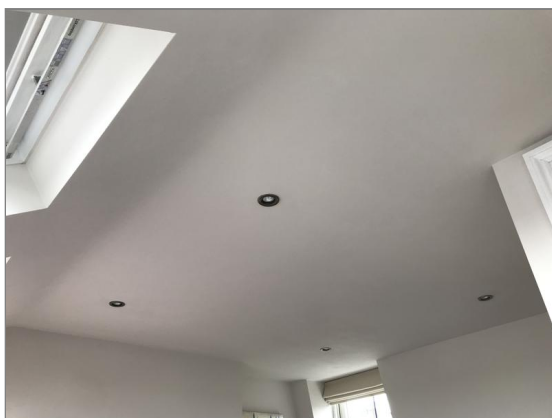


Photo - 78 Second floor bedroom ceiling



Photo - 79 Damp meter testing to second floor bedroom ceiling



Photo - 80 Damp meter testing to second floor bedroom ceiling



Photo - 81 Second floor landing ceiling



Photo - 82 Damp meter testing to second floor landing ceiling



Photo - 83 Height of ceiling at second floor level



Photo - 84 Second floor landing ceiling



Photo - 85 Second floor bathroom ceiling



Photo - 86 Damp meter testing to second floor bathroom ceiling



Photo - 87 Rear second floor bedroom ceiling



Photo - 88 Water staining to rear second floor bedroom ceiling



Photo - 89 Damp meter testing to area of water staining



Photo - 90 First floor master bedroom ceiling



Photo - 91 First floor master en-suite ceiling



Photo - 92 First floor master changing area ceiling



Photo - 93 Damp meter testing to area of cracking repair on first floor landing



Photo - 94 First floor bathroom ceiling

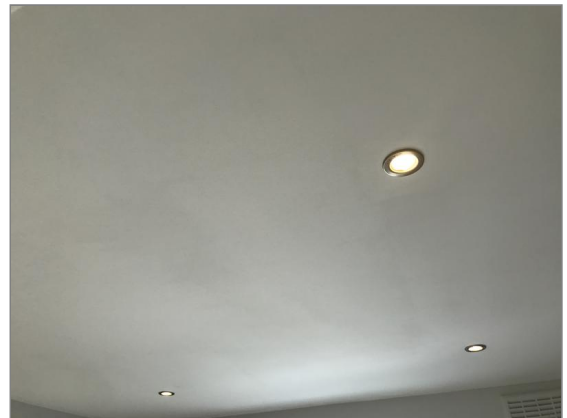


Photo - 95 Rear first floor bedroom ceiling



Photo - 96 Water damage to rear first floor bedroom ceiling

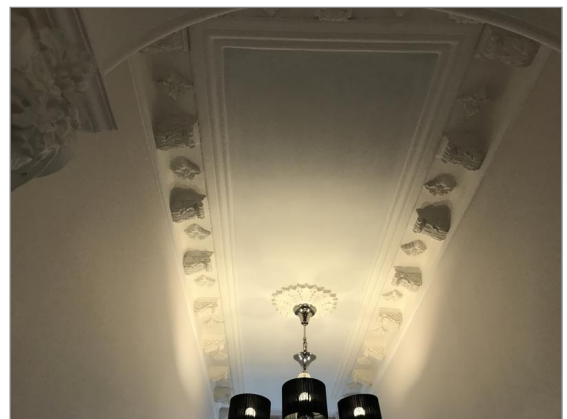


Photo - 97 Entrance hallway ceiling



Photo - 98 Front sitting room ceiling



Photo - 99 Hairline cracking to front sitting room ceiling



Photo - 100 Rear sitting room ceiling



Photo - 101 Kitchen ceiling



Photo - 102 Kitchen ceiling



Photo - 103 Side addition ceiling

E3 Walls and partitions

The external walls are of solid masonry construction. The internal partitions are of masonry and timber studwork. The internal walls at each level of the property are described as follows:

2

Minor scuffing was found to the walls in the entrance hallway. Otherwise, these surfaces are in fair condition.

Hairline cracking has developed above the door leading into the front sitting room. This has resulted due to normal seasonal movement of the property and can be made good when this surface is next redecorated.

Elevated damp meter readings were recorded to the external face of the bay in the front sitting room. Our readings are consistent with high humidity condensing upon this colder external surface (rather than damp penetration).

Slight cracking was found to the party wall adjacent to the opening leading from the front to the rear sitting area. This is consistent with normal seasonal movement of the dwelling. The opening formed between the front and rear sitting rooms is likely to be supported by a beam. The Structural Engineer's details relating to the design of this element should be sought from the vendor (if available). No signs of structural insufficiency and/or other wants of repair were identified with this element.

Minor scuffing was noted to the walls in the rear living area. Otherwise, these surfaces are in fair condition.

An opening has been formed between the side addition and the kitchen area. This opening will be supported by a steel beam and the Structural Engineer's details for this method of support should be sought from the vendor (if available). No structural insufficiency with this element was noted.

The walls to the side addition are in fair condition less for minor scuffing. The walls in the kitchen area have been partly concealed by built-in fittings in this space. Minor decorative damage was noted to the wall surfaces adjacent to the worktop and slight cracking has resulted at the junction of the new and old plaster (where the chimney breast has been removed). This can be made good when these surfaces are next redecorated.

The ground floor WC walls have been covered with decorative lining paper. The lining paper is in tired condition and it is becoming separated from the surface of the walls. There is no splashback to the rear of the sink and we recommend that one is fitted to protect the wall surfaces in this area.

The rear first floor bedroom walls have been affected by water penetration due to leaking from the rainwater goods adjacent to this area. As mentioned, this requires external repair to resolve. The walls also feature decorative stickers and removal of these elements will cause slight damage to the decorations (which will necessitate localised decorative repair).

No significant wants of repair were identified with the walls adjacent to the landing. These surfaces are in fair condition.

The first floor bathroom walls have been part tiled; mosaic tiles are found within the shower enclosure. No failure of the tiling within the shower enclosure was noted, however, slight movement of the property has caused cracking to grout of the larger format tiles adjacent to the WC. These tiles require re-grouting.

In the first floor master bedroom, minor cracking was noted below the windows in this room. This is consistent with slight movement of the bay relative to the front of the property and the cracking is typical for dwellings of this type. Slight water penetration damage was also noted to the decorations below the windows. Typically, this is caused by a failure of the decorations to the external window sills and redecoration of these elements is required.

No significant wants of repair were identified with the walls in the en-suite shower room. The

shower enclosure walls have been tiled and no failure of the tiling within this space was noted.

Slight mechanical damage has been incurred to the walls in rear bedroom (where mechanical fixings have been removed). Otherwise, no significant wants of repair were identified.

The second floor bathroom walls have been affected by high humidity and we recommend that a humidity activated extract fan is fitted in this space. No failure of the tiling adjacent to the bath fittings was identified.

Very minor scuffing and hairline cracking were noted to the walls in the larger second floor bedroom. Otherwise, these surfaces are in fair condition.

Overall, the walls in the property are in fair condition. That said, a new owner will likely wish to redecorate these surfaces upon occupation of the dwelling. In addition, we recommend that the leaking rainwater goods are repaired and the window sills are redecorated.



Photo - 104 Entrance hallway walls



Photo - 105 Damp meter testing to entrance hallway walls



Photo - 106 Entrance hallway walls



Photo - 107 Front sitting room walls



Photo - 108 Cracking to front sitting room walls



Photo - 109 Damp meter testing to front sitting room walls



Photo - 110 Damp meter testing to front sitting room walls



Photo - 111 Minor cracking to front sitting room walls



Photo - 112 Opening through to rear sitting room



Photo - 113 Rear sitting room walls

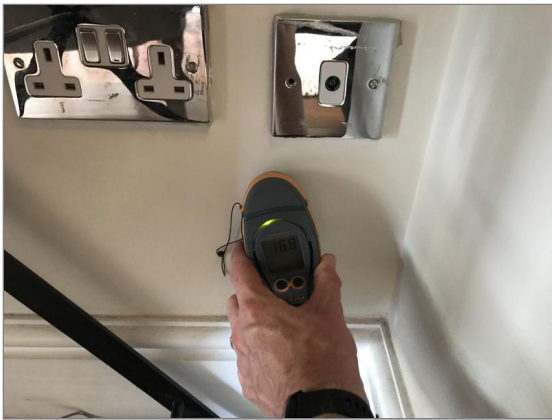


Photo - 114 Damp meter testing to rear sitting room walls

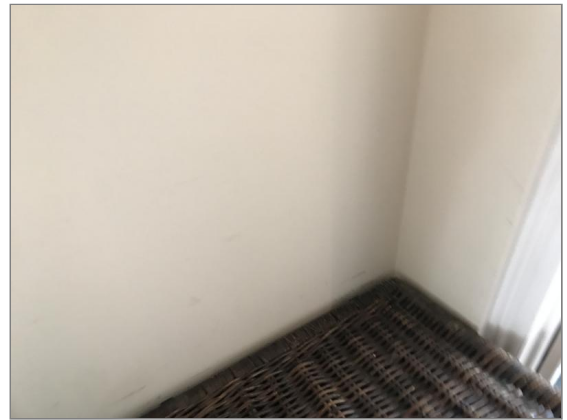


Photo - 115 Slight scuffing to rear sitting room walls



Photo - 116 Side addition walls



Photo - 117 Opening through to side addition



Photo - 118 Kitchen walls



Photo - 119 Damp meter testing to kitchen walls

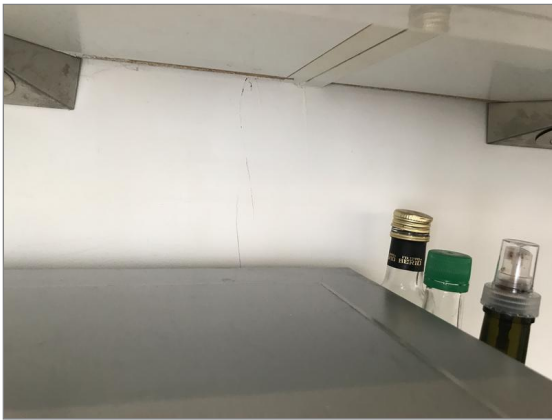


Photo - 120 Slight cracking to kitchen walls



Photo - 121 Slight cracking to kitchen walls



Photo - 122 Downstairs WC walls



Photo - 123 Failure of decorative lining paper to WC walls



Photo - 124 Lack of splashback to WC walls



Photo - 125 Rear first floor bedroom walls



Photo - 126 Dampness to rear first floor bedroom walls



Photo - 127 Decorative decals affixed to rear first floor bedroom walls



Photo - 128 First floor landing walls



Photo - 129 First floor bathroom walls

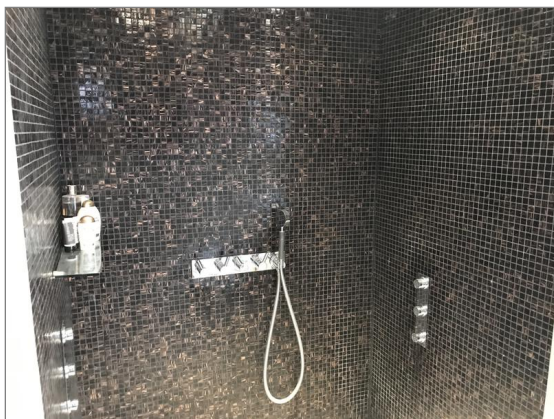


Photo - 130 Tiling to shower enclosure walls



Photo - 131 Damp meter testing to tiling



Photo - 132 Cracking to bathroom tiling



Photo - 133 Master bedroom walls



Photo - 134 Master bedroom walls



Photo - 135 Damp meter testing to master bedroom walls



Photo - 136 Decorative damage below master bedroom windows



Photo - 137 Master bedroom walls



Photo - 138 Master en-suite walls



Photo - 139 Master en-suite walls



Photo - 140 Tiling to master en-suite shower enclosure



Photo - 141 Damp meter testing to tiling



Photo - 142 Rear second floor bedroom walls



Photo - 143 Mechanical damage to rear second floor bedroom walls

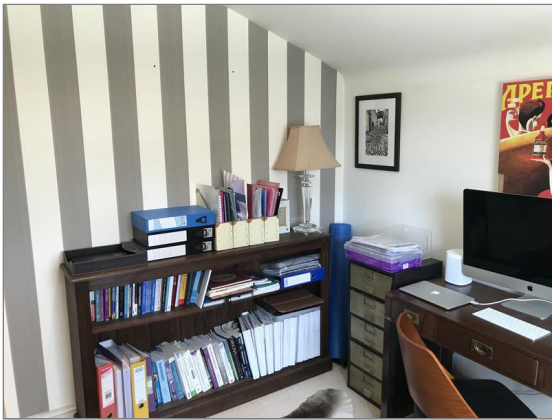


Photo - 144 Rear second floor bedroom walls



Photo - 145 Second floor bathroom walls



Photo - 146 Elevated damp meter readings to second floor bathroom walls



Photo - 147 Tiling within second floor bathroom



Photo - 148 Rear second floor bedroom walls



Photo - 149 Damp meter testing to rear second floor bedroom walls



Photo - 150 Larger second floor bedroom walls



Photo - 151 Larger second floor bedroom walls

E4 Floors

The property features both suspended timber and solid floor structures. The floor structures and floor coverings are described as follows:

2

The second floor structure is of suspended timber construction. No significant deflection or slope was noted to the floor of the larger bedroom, however, staining was found to the carpet (which requires renewal).

The lower second floor landing features an original suspended timber floor. Slight deflection was noted to this surface and creaking was observed when trafficking the floor (due to deflection of the floorboards). This is typical for a floor of this age and type and can be made good by repairing and replacing the floorboards when the carpet is renewed. The carpet to the landing would benefit from renewal.

The bathroom at this level features a tiled floor. Slight cracking has developed to the grout between the tiles and this requires raking out and renewal to resolve.

The first floor landing floor was found to be uneven due to settlement of the property. No signs of progressive movement were found and we have no concerns regarding this floor structure. A number of loose floorboards were observed and these require repair and/or renewal. The carpet to the landing would also benefit from renewal.

Unevenness was found to the floors in the master bedroom due to wants of repair with the floorboards. There is a step between the master bedroom floor and the changing area (which a new owner may wish to have levelled). Again, the carpet in this space would benefit from renewal.

The master en-suite floor has been tiled. The shower enclosure within this space features a wet room floor. No failure of this element was noted.

Deflection and unevenness were noted to the floors in the rear bedroom and rear landing area. As before, this has been caused by to historic settlement of the property and minor wants of repair with the floorboards.

The shower room floor adjacent to the landing has been tiled. There is a failure of the grout to the tiles and a number of loose tiles were found within the shower enclosure. This would require relaying of these elements to resolve.

At ground floor level, the living area and entrance hallway feature a suspended timber floor. Ventilation is provided to the sub-floor void through floor vents at the front of the property and via the presence of a basement below this area. As mentioned, the vents lie in close proximity to the external ground and we recommend that a channel drain is introduced at this abutment. No significant deflection or bounce was noted to the floor structure which would indicate a significant structural want of repair.

The suspended timber ground floor has been laid with engineered timber flooring. Slight expansion and contraction of the floor has caused some of the floor joists to open up and minor mechanical damage was observed to the surface of the floor. In addition, damage was noted to the threshold strip at the abutment of the living room and kitchen area and this would require replacement of the strip to resolve. Otherwise, no significant wants of repair were found.

The kitchen and side addition features a solid floor that has been laid with stone tiles. These elements are in fair condition.

Overall, the floors are in fair condition and we have no concerns regarding the floor structure. Some of the floor coverings are, however, tired and would benefit from renewal. A new owner should note that this part of London is prone to wool eating moth infestations and any new carpet should be of treated wool or synthetic material (to protect it from damage from these insects).



Photo - 152 Staining to larger second floor bedroom carpet



Photo - 153 Lower second floor landing level

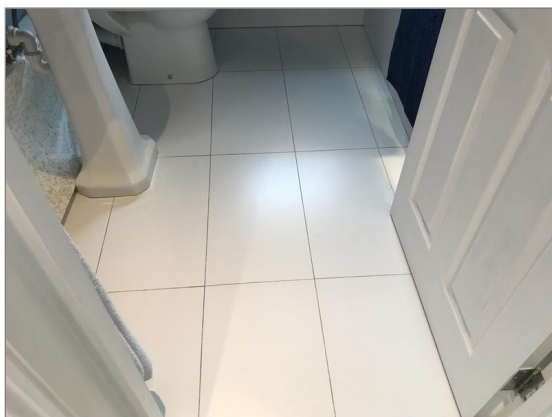


Photo - 154 Tiles to second floor bathroom



Photo - 155 Staining to first floor landing carpet



Photo - 156 Unevenness to master bedroom floor



Photo - 157 Ceramic floor tiles to master en-suite



Photo - 158 Rear second floor bedroom floors



Photo - 159 Tiling to second floor shower room floor



Photo - 160 Loose tiles to shower enclosure

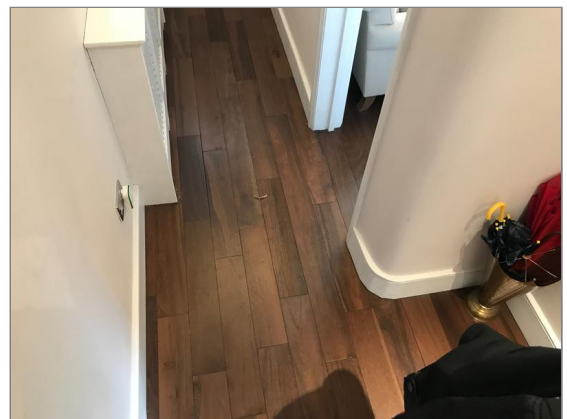


Photo - 161 Entrance hallway tiling



Photo - 162 Joints opening up between timber boards to entrance hallway



Photo - 163 Suspended timber floor at ground floor level



Photo - 164 Damaged threshold strip



Photo - 165 Tiles to kitchen area

E5 Fireplaces, chimney breasts and flues

The chimney breast has been enclosed in upon at second floor level. No areas of water penetration through this surface were identified.

2

The front master bedroom features an original fireplace. An opening has been formed above the fireplace to allow for ventilation of the flue. A number of the tiles are missing from the side of the chimney breast and a new owner may wish to have these replaced. No structural wants of repair were identified with this element.

The chimney breast in the master en-suite has been enclosed in upon by built-in fittings. No structural wants of repair with this element were identified.

The chimney breasts in the ground floor living areas feature gas fireplaces. These appliances should be tested by a Gas Safe engineer prior to use, however, no significant wants of repair were identified.

The boiler flue penetrates through the rear wall of the kitchen. There is mature ivy growth around the flue and this should be cut away to allow for adequate ventilation of this element.



Photo - 166 Chimney breast enclosed in upon at second floor level



Photo - 167 Damp meter testing to chimney breast at second floor level



Photo - 168 Chimney breast to master bedroom



Photo - 169 Missing tiles to side of chimney breast



Photo - 170 Ventilation to fireplace in master bedroom



Photo - 171 Front sitting room fireplace



Photo - 172 Rear sitting room fireplace



Photo - 173 Boiler flue obscured by plant growth

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

The second floor bedroom features built-in MDF wardrobes and cabinets. The decorations within these cabinets have yellowed and they would benefit from renewal.

2

The master bedroom features simple hanging rails and shelves. No significant wants of repair were identified with these elements.

The kitchen features foil faced MDF cabinetry with a manmade stone worktop. The cabinets have been fitted with magnetic child catches (which a new owner may wish to have removed). Minor mechanical damage has been incurred at the edge of some of these fittings and slight water damage was observed to the sink unit. In addition, scuffing has caused staining to the ceramic sink. This will require replacement of these elements to resolve. Otherwise, no significant wants of repair were identified. Going forward, a new owner will likely wish to replace these fittings within the next 2 to 3 years.

There is a small utility cupboard adjacent to the kitchen and this features painted MDF doors. The doors and inside of the cupboard are in tired decorative condition and would benefit from redecoration.



Photo - 174 Built-in fittings to larger second floor bedroom



Photo - 175 Decorative condition of built-in fittings



Photo - 176 Storage at second floor level



Photo - 177 Master en-suite changing area



Photo - 178 Kitchen fittings



Photo - 179 Kitchen fittings



Photo - 180 Kitchen sink



Photo - 181 Kitchen sink cupboard



Photo - 182 Water damage to kitchen sink cupboard

E7 Woodwork (for example, staircase joinery)

The internal doors are simple timber panelled door sets. The quality of the decorations to these surfaces is relatively inexpert, as is the quality of the decorations to the architraves and skirtings. The rear second floor bedroom door was also found to bind upon its frame. This requires easing of this fitting to resolve. 2

Slight deflection was noted to the stairs due to historic settlement of the building. This does not significantly affect these structures. Minor squeaking was also observed to some of the treads and these can be locally repaired when the floor coverings are next renewed. In addition, the decorations to the spindles are relatively inexpert and a new owner may wish to have these professionally redecorated.



Photo - 183 Bedroom door at second floor level

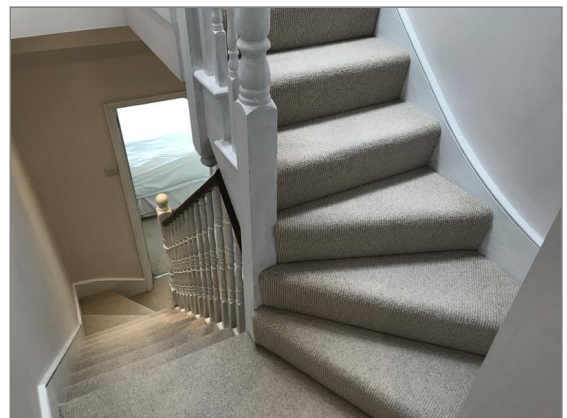


Photo - 184 Stairs going down to first floor level



Photo - 185 Inexpert decorations to stairs



Photo - 186 Door binding upon frame to rear second floor bedroom



Photo - 187 Stairs going down to ground floor level



Photo - 188 Inexpert decorations to stairs



Photo - 189 Scuffing to skirtings at ground floor level

E8 Bathroom fittings

The second floor bathroom features a pedestal mounted basin, close coupled WC and shower bath. These fittings were found to operate effectively and they should not require renewal for the next 2 to 3 years.

2

The master en-suite features a vanity unit mounted basin, closed coupled WC, freestanding bath and shower enclosure. All of these fittings were found to operate effectively with no current wants of repair.

The first floor shower room fittings comprise a close coupled WC, vanity unit mounted basin and shower enclosure. We noted that the pop-up waste to the basin has broken and this requires replacement. Going forward, replacement of this suite should not be required for the next 2 to 3 years.

The ground floor WC features a wall-mounted basin and closed coupled WC. These fittings were found to operate effectively.



Photo - 190 Second floor bathroom fittings



Photo - 191 Second floor bathroom fittings



Photo - 192 Second floor bathroom fittings



Photo - 193 Master en-suite fittings



Photo - 194 Master en-suite fittings



Photo - 195 Master en-suite fittings



Photo - 196 Master en-suite fittings



Photo - 197 First floor shower room fittings



Photo - 198 First floor shower room fittings

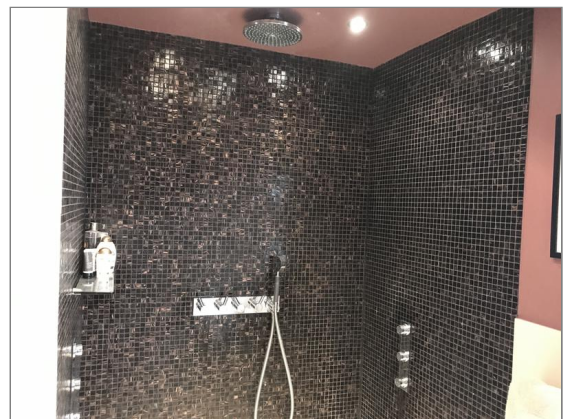


Photo - 199 First floor shower room fittings



Photo - 200 Ground floor WC fittings

E9 Other

The property features a basement which is accessed via stairs from the entrance hallway. The stairs are relatively steep and uneven and a new owner may wish to have the staircase renewed. Despite this, no structural wants of repair were identified.

2

The floor of the basement has been covered with cement and overlaid with vinyl. The exposed brickwork walls have been painted. Whilst the basement does not benefit from a tanking system, no significant areas of water penetration through the walls were identified and the basement is drier than normal for a basement of this type.



Photo - 201 Stairs leading down to basement



Photo - 202 Exposed brickwork walls in basement



Photo - 203 Basement



Photo - 204 Damp meter testing to walls in basement

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

A visual inspection was made of the installed services. The services look to have been completely renewed in 2008 when the property was extended.



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 benefits from a 100amp incoming main which is sufficient for a dwelling of this size. The property features a part RCD protected distribution board. Going forward, a new owner may wish to replace this with a fully RCD protected device to provide optimum protection from fire and shock.



The property looks to have been completely rewired in 2008 and features chrome faced sockets and switches and a combination of pendant and halogen downlights. A new owner may wish to replace the halogen fittings with LED fittings to improve their performance. The most recent Test Certificate for this installation should be sought from the vendor, however, no visual wants of repair were identified.



Photo - 205 Incoming main and meter

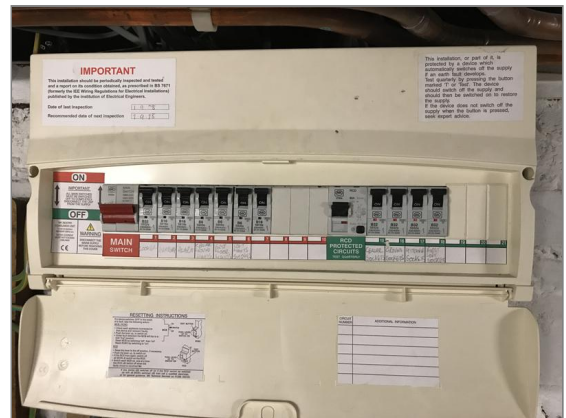


Photo - 206 Distribution board

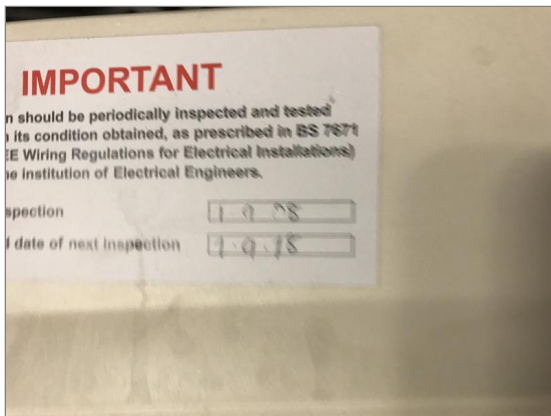


Photo - 207 Date of installation of distribution board

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.

The gas meter is located in the basement of the property and this supplies gas to the hob and combination boiler in the kitchen. We tested the flow of gas by running all five burners to the hob and a good flow of gas was provided. We have no concerns with this installation.

1



Photo - 208 Gas meter



Photo - 209 Testing gas supply to hob

F3 Water

Water is supplied to the cold water outlets under direct mains pressure. We tested the flow of water by opening one and then two outlets. A slight drop in supply pressure was found on opening the second outlet, however, this is typical for systems of this type.

2

We noted that the incoming main is of lead and a new owner may wish to replace this with a plastic main (due to the health risks associated with lead). This will also provide the opportunity to install a large capacity main which would improve the cold water pressure within the property.



Photo - 210 Testing cold water supply with one outlet open



Photo - 211 Testing cold water supply with two outlets open



Photo - 212 Incoming lead main

F4 Heating

The property is heated by a gas fired boiler which is located in the kitchen. The boiler was found to respond to calls for heat and it should not require renewal for the next 5 years.

1

The boiler supplies hot water to radiators throughout the property. No areas of leaking and/or other significant wants of repair were identified with the radiators. We would expect these fittings to require renewal at the same time as the boiler.



Photo - 213 Boiler



Photo - 214 Radiator

F5 Water heating

The property features a large capacity hot water cylinder in the basement. We tested the flow of hot water by opening one and then two outlets and a good flow of water was provided. This system is sufficient for a dwelling of this size and it should not require renewal for the next 5 years.

1



Photo - 215 Testing hot water supply with one outlet open



Photo - 216 Testing hot water supply with two outlets open



Photo - 217 Hot water cylinder in basement

F6 Drainage

The drainage is connected to a soil stack that runs down the rear face of the property. This stack is boxed into the rear of the kitchen extension, before running out to an inspection chamber in the rear garden. The inspection chamber is paved with inset paving and we were unable to lift the lid to the chamber to complete an inspection of the subsurface drainage. During the inspection, the WCs were observed to flow readily away and no visual wants of repair were identified with this element.

1

The wastewater pipework in the basement is connected to a pump unit that drives wastewater into the drainage at ground level. This unit will require annual servicing to ensure its function. We have no significant concerns with this service.



Photo - 218 Soil pipe at rear of property



Photo - 219 Inspection chamber in rear garden



Photo - 220 Saniflo unit in basement

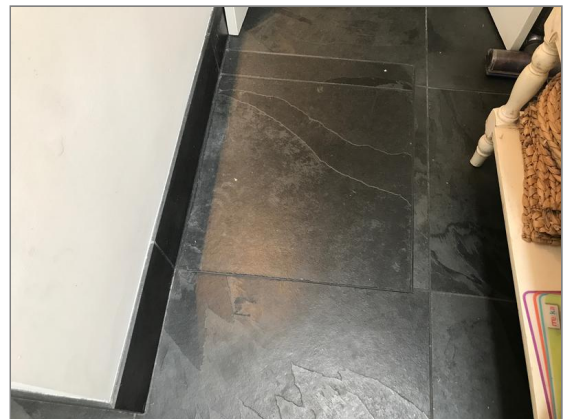


Photo - 221 Inspection chamber set into kitchen floor

F7 Common services



G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

A visual inspection was made of the external areas.



G1 Garage

The property does not feature a garage, however, on-street, permit controlled parking is available on the road to the front of the dwelling.

NI



Photo - 222 Permit controlled parking to front of property

G2 Permanent outbuildings and other structures

The front garden features a white-painted rendered wall. The decorations to this structure are beginning to fail and the wall should be redecorated within the next 24 months.

2

The front garden has been covered with paving. The paving directly abuts the external walls of the property. As mentioned, ideally, a channel drain should be introduced at this junction to remove water from the walls. A timber bin store is found in the front garden. The decorations to the structure are failing and require renewal.

The rear garden has been fully paved. A channel drain has been introduced at the edge of this element to drain water from its surface. This should be cleared to ensure the free draining of this element.

The walls surrounding the rear garden have been rendered and painted. These surfaces are in fair decorative condition and should not require redecoration for the next 2 to 3 years.



Photo - 223 Front garden



Photo - 224 Failure of decorations to front garden wall



Photo - 225 Paving in front garden



Photo - 226 Bin store in front garden



Photo - 227 Paving in rear garden



Photo - 228 Channel drain in rear garden



Photo - 229 Walls in rear garden



Photo - 230 Rear garden walls

G3 Other



H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

Issues for your legal advisers

H1 Regulation

Planning and Building Control Certification for the extensions should be sought.

The property is located within the Walham Green Conservation Area and will be subject to additional planning restrictions in this respect, the details of which should be confirmed by your legal advisers.

H2 Guarantees

None likely to be available.

H3 Other matters

Any certification relating to the electrical distribution should be sought from the vendor.

The Structural Engineer's design for the openings between the front and rear sitting rooms and kitchen and side addition should be sought from the vendor (if available).



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

No exceptional risks.

I2 Risks to the grounds

No exceptional risks although the street tree to the front of the property should be regularly pollarded.

I3 Risks to people

We recommend that the lead water main is replaced with a plastic incoming main due to the health risks associated with this material.

I4 Other risks or hazards

None.

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 property features external solid walls and these offer a low level of insulation. A new owner could consider internally lining these elements with insulation backed plasterboard to improve their performance.

The roof structures would have had their insulation values upgraded to meet the Building Regulations when the loft conversion was formed. The double glazed windows also provide a good level of insulation.

J2 Heating

The property is heated by a gas fired combination boiler. This appliance is in good working order and provides an efficient method of heating the property.

J3 Lighting

The property features numerous halogen downlights. We recommend that these lights are renewed with LED fittings to improve their performance.

J4 Ventilation

During the inspection, evidence of high humidity was found. We recommend that a single room heat recovery fan is fitted in the kitchen and humidity activated extract fans are installed in the bath and shower rooms.

J5 General

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

6614456

Qualifications

BSc (Hons) MRICS MCIQB

Company

Calsurv Chartered Surveyors

Address

Unit 2, 118 Putney Bridge Road, London, SW15 2NQ

Phone number

0208 788 3666

Email

office@calsurv.co.uk

Website

www.calsurv.co.uk

Property address

L3 Example Street, London, SW

Client's name

Mr Example

Date the report was produced

3rd December 2022

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

Signature



L

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

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

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

The service

The RICS Home Survey – Level 3 service includes:

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

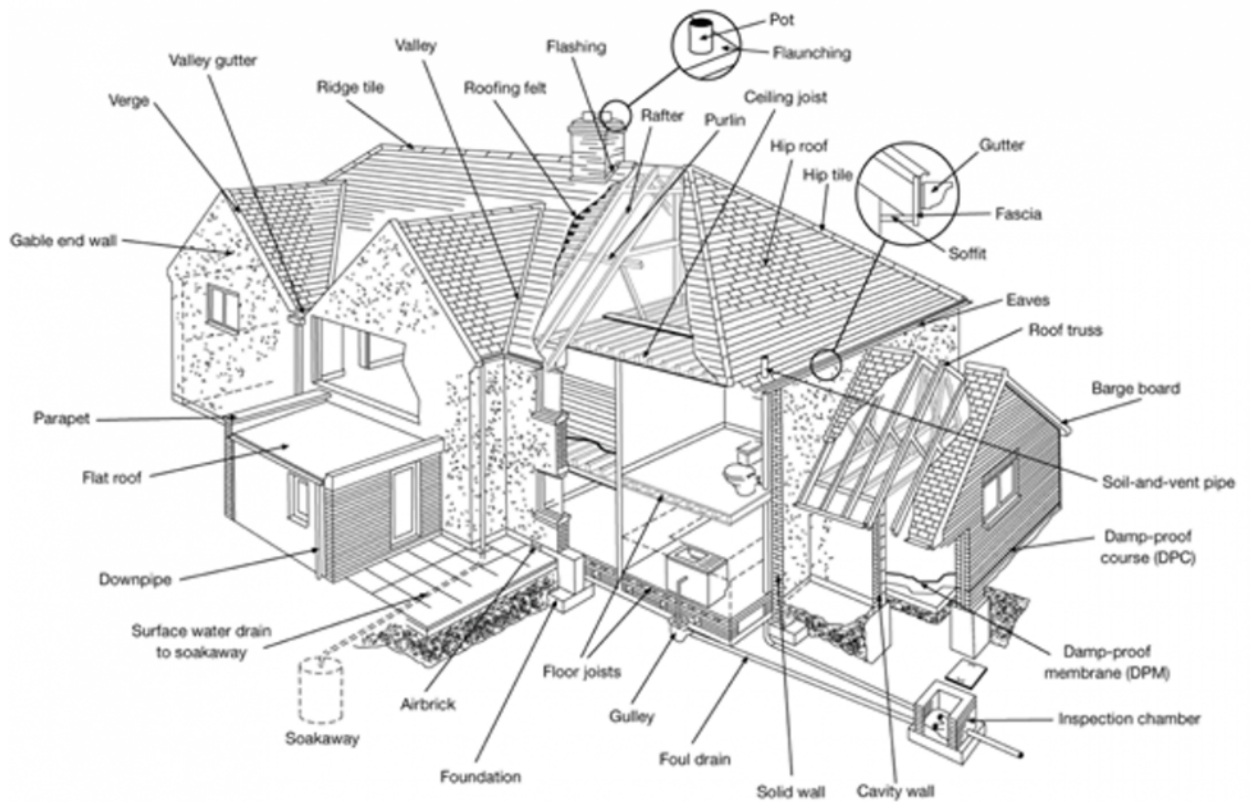
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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.

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

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.