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Typical house diagram

RICS disclaimer

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RICS Home Survey - Level 2 (survey only)

A

About the inspection and report

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

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A

About the inspection and report

As agreed, this report will contain the following:

• a physical inspection of the property (see 'The inspection' in section L) and

• a report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice to:

• make a reasoned and informed decision on whether to go ahead with buying the property

• take into account any significant repairs or replacements the property needs, and

• consider what further advice you should take before committing to purchasing the property.

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

About the inspection

• We only carry out a visual inspection.

• We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

• We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.

• We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

• We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

• We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

• To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage and some parts outside. Some elements can be made up of several different parts.

• In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor’s opinion, need to be dealt with or may affect the value of the property.

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!

Reminder

Please refer to your Terms and Conditions report sent on the 12th July 2023 for a full list of exclusions.

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A

About the inspection

Surveyor's name

Kamrul Islam AssocRICS

Surveyor’s RICS number

6697670

Company name

Arnold & Baldwin Chartered Surveyors

Date of the inspection

Report reference number

14th July 2023

AAB-130951

Related party disclosure

The circumstances of our inspection were receipt of instructions from the client, Shuna He to undertake a RICS Home Survey – Level 2, such instructions were confirmed to the client in a letter dated 12th of July 2023.

We have no links with this transaction.

Full address and postcode of the property

5 Chetwood Walk, London E6 5SD

Weather conditions when the inspection took place

The weather conditions at the time of inspection were wet and raining, preceded by a period of dry weather.

Status of the property when the inspection took place

The property was occupied and furnished at the time of inspection. It must be appreciated that floor coverings, fixed units and unmoved furniture precluded inspection of hidden areas. The property has fixed floor coverings in all rooms.

All references in this report to right and left are to be taken as if the property is being viewed from the road.

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B

Overall opinion

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

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

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

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Page 7

B

Condition ratings

Overall opinion of the property

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the costs and inconvenience of dealing with the various repairs/improvement works and further investigations drawn to your attention within this report. Provided the necessary work is carried out to a satisfactory standard and satisfactory conclusion of investigations, we see no reason why there should be any special difficulties upon re-sale, providing the property is correctly priced and marketed.

If, after reading and considering this report, you intend to proceed with the purchase, you are advised to send a copy as soon as possible to your legal advisor.

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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

R

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 |
| H1 Regulations | Building control approval for boiler, electric supply and FENSA certificate for windows and doors | No |
| H2 Guarantee | Guarantee for double glazed windows and doors | No |
| H3 Other | Title plan and deed | No |

Elements that require urgent attention

3

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 |
| E8 | Bathroom fittings |
| E9 | Other |
| F1 | Electricity |
| F2 | Gas/oil |
| F3 | Water |
| F4 | Heating |
| F5 | Water heating |
| F6 | Drainage |

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Elements that require attention but are not serious or urgent

2

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 |
| D5 | Windows |
| D6 | Outside doors (including patio doors) |
| D8 | Other joinery and finishes |
| E2 | Ceilings |
| E7 | Woodwork (for example, staircase and joinery) |
| G3 | Other |

Elements with no current issues

1

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

|  |  |
| --- | --- |
| Element no. | Element name |
| D4 | Main walls |
| E1 | Roof structure |
| E3 | Walls and partitions |
| E4 | Floors |
| E6 | Built-in fittings (built-in kitchen and other fittings, not including appliances) |

Elements not inspected

NI

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

|  |  |
| --- | --- |
| Element no. | Element name |
| D1 | Chimney stacks |
| D7 | Conservatory and porches |
| D9 | Other |
| E5 | Fireplaces, chimney breast and flues |
| F7 | Common services |
| G1 | Garage |

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|  |  |
| --- | --- |
| Element no. | Element name |
| G2 | Permanent outbuildings and other structures |

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C

About the property

This section includes:

• About the property

• Energy efficiency

• Location and facilities

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C

About the property

Type of property

The property is a mid terrace house.

Approximate year the property was built

1980 and 1990

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

Not applicable.

Construction

The main roof is a timber framed structure, covered with interlocking concrete tiles. The external walls are of cavity wall construction with brick elevations.

Internally, the floors are of a mixture of solid and suspended timber construction.

Accommodation

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

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C

Energy efficiency

We are advised that the property’s current energy performance, as recorded in the EPC, is as stated below. We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating

The EPC rating is 71 (C) - valid until 15th March 2025.

Full ratings and recommendations can be found at the following link: https://find-energycertificate.service.gov.uk/energy-certificate/9828-4076-7257-3615-6904

Issues relating to the energy efficiency rating

No issues relating to the energy efficiency rating noted.

Mains services

A marked box shows that the relevant mains service is present.  Gas  Electric  Water

Central heating



Gas

Electric

Solid fuel

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



Drainage

Oil

None

No other services or energy sources.

Other energy matters

No other matters.

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C

Location and facilities

Grounds

The property has a parking spot to the rear within a communal parking grounds. The property also has private front and rear gardens.

Location

The property is in the Borough of Newham, which faces onto a Council maintained and adopted roadway. It would be prudent to familiarise yourself with the locality before purchase to identify any sources of noise pollution or other matters which may be of concern to you.

Facilities

An established residential area convenient for local urban amenities.

Local environment

The property stands on a subsoil which contains clay, increasing the risk of foundation movement. See Section I1.

The property is in an area which is unlikely to flood.

We were unable to clarify whether the property is located within a designated zone such as a Conservation Area or Article 4 Direction, as this information was not readily available from the council’s web platform. We recommend your legal advisor clarifies the matter during their usual searches.

We are not aware of any other local environmental factors which may impact on the property. Should any be raised within the environmental search undertaken by your conveyancer then we recommend they are forwarded to our practice for consideration.

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D

Outside the property

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D

Full detail of elements inspected

Limitations on the inspection

Our inspection was limited to those parts of the property which could be seen from ground level within the boundaries of the property and from the public highway. It is therefore possible that defects may exist in unseen areas.

1

2

3

NI

D1 Chimney stacks

There are no chimney stacks serving the property.

NI

D2 Roof Coverings

We could not view the entirety of the main roof slope. Only sections that could be viewed from ground level were inspected. Defects may exist in areas out of sight.

The main roof is a timber framed structure, covered with interlocking concrete tiles. The ridges and hips are covered with concrete ridge tiles bedded in sand and cement mortar. The edge of the gable roof covering (verge) is bedded in sand and cement mortar. There are sloping valley gutter at the junction of the roofs which are lined with lead. The flashings at the roof abutments consist of metal.

There is some moss growth noted predominantly to the ridge tiles of the main roof. This should be removed periodically as it inhibits roof efficiency and could lead to valley gutters and rainwater goods becoming blocked. We recommend that pointing and bedding to the ridge tiles is checked when moss removal is undertaken. Condition Rating 2.

Whilst the rear valleys to the dormer were not entirely visible, we expect these to be in a similar condition to that of the front where debris and moss had accumulated. We as such recommend this is cleared to prevent blockages to the rainwater goods. We also recommend the verge tot he edges of roof tiles is made good to ensure they remain secured, and to prevent water ingress which can otherwise damage the roof structure over time. Condition Rating 2.

Otherwise, the verge to the gable walls of the dormer extensions and main entrance where noted to be in satisfactory condition without significant cracking. The area should still be monitored for reasons stated above. Any wear should be made good by repointing with mortar. Condition Rating 1.

The observed roof coverings appear in a serviceable state of repair with no significant defects noted such as cracked, missing or slipped tiles ensuring adequate coverage remains. The roof pitch was adequate for the tiles used. The slopes were free of significant undulation to suggest structural issues. Condition Rating 1.

Lead flashings serving the main entrance abutment with the building were noted to be in a good condition. The same applies tot he flank walls of the dormer where they abut the roof tiles. The lead flashings appear to be well fixed into the walls and well dressed over the roof coverings offering a water tight joint. You should appreciate that this area is a very vulnerable place for damp

2

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penetration and needs to be monitored both internally and externally during your ownership of the building. Condition Rating 1.

The property is in a relatively exposed location where there is a strong risk of gale damage. Frequent repairs to the hip and ridge tiles may be needed. Please note that we recommend that all repairs and general maintenance to elements at height are undertaken at the same time, where possible. Scaffolding for access often represents a substantial percentage of total costs, therefore, consolidating work in this way often proves economical.

Photo - 2

Photo - 4

Photo - 3

Photo - 5

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Photo - 6

Photo - 8

Photo - 7

D3 Rainwater pipes and gutters

Rainwater fittings are formed in plastic and comprise half round gutters supported on brackets fixed to fascia boards and served by downpipes fixed vertically to wall faces. The final point of discharge is into below ground drainage.

Evidence of staining was noted to some gutter and downpipe joints suggesting localised leakage. However, subject to minor repairs including resealing and realignment, they appear to be in a generally serviceable condition. To prevent clogging, the gutters should be cleaned periodically and the gullies kept completely clear. Condition Rating 2.

On a related note, a small leak was noted to the front gutter joint to the left hand side where it services the main roof. As a bare minimum, you should budget to reseal this joint. Further joints may require the same once the gutters are cleared. We as such recommend you budget for sealing these with mastic. Condition Rating 2.

Gutters should be cleaned on a regular basis to avoid blockage, which can lead to water overflow onto wall surfaces and downpipe blockage. Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

2

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The rainwater downpipes discharge directly into the underground pipes without proper access. Whilst this form of connection is common, proper cleaning will be difficult when blockages occur. However, to alter this arrangement would be expensive and disruptive and not essential at this stage.

Photo - 9

Photo - 11

Photo - 13

Photo - 10

Photo - 12

Photo - 14

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Photo - 15

D4 Main walls

The main walls have been viewed from within the boundary of the subject property and from public roadways. Not all sections of the walls could be viewed and you should appreciate that defects may exist out of sight.

The main walls are of cavity construction with brick elevations. This involves two skins which should be linked at regular intervals with metal wall ties. This involves two skins which should be linked at regular intervals with metal wall ties. We could not examine the condition of the cavity or confirm the condition or adequacy of the wall ties. A damp proof course (DPC) is a water proof layer built in or formed within the walls to prevent ground dampness from rising. The type of damp proof course within the walls of the subject property is of a bituminised felt construction.

We noted no evidence of any significant recent or progressive structural movement within the property. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed. Condition Rating 1.

External elevations are in generally good condition. All walls are reasonably aligned without any signs of recent reactive movement which might suggest a problem with foundations. Condition Rating 1.

It has not been possible to inspect the ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time. With some types of ties, this corrosion is sometimes accompanied by rust expansion, causing horizontal cracks to appear at intervals in the external wall surfaces. With ties of the 'butterfly wire' type, such evidence of failure may not be evident, and the absence of cracks in the mortar joints is not therefore a guarantee the ties are in good condition. At the time of inspection, there was no evidence of such problems occurring. Condition Rating 1.

1

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Photo - 16

Photo - 18

Photo - 17

D5 Windows

Windows to the property are of uPVC casement type which contain double glazing panes.

2

We noted the rear bedroom window hinge to the bottom to have been damaged and as such the window can push out. We recommend a window contractor reviews the matter to clarify whether the window hinge can be repaired, or if it requires replacement. Condition Rating 2.

The remaining windows were noted to be in acceptable condition with slight resistance. Window ‘keeps’ have been installed which guide the window to close flush to the frame. Nonetheless, the window tracks and hinges should be periodically cleaned and lubricated to prevent issues mentioned above. Condition Rating 1.

There were no signs of condensation between the double glazing panes at the time of inspection. It should be noted double glazing can be prone to this problem, which is caused by failure of the hermetic seals at the edges of the panes of glass. The seals will deteriorate, eventually causing unsightly condensation between the panes. When this happens, there is no remedy other than to replace the affected double glazed panes. Condition Rating 1.

It is recommended that waterproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration.

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Photo - 19

Photo - 20

D6 Outside doors (including patio doors)

The property is served by uPVC doors which contain double glazing vision panels.

2

We noted the front door to stick to the bottom of the frame causing some resistance in its operation. This is due to having dropped within its frame, likely due to the load and placement of hinges. We recommend a window and door contractor attends to clarify the remediation which will likely involve easing and adjusting the door. Condition Rating 2.

Otherwise, both door sets locking mechanisms were operational without resistance. The rear garden door was functioning with ease. The door hinges and tracks should be cleaned and lubricated as part on periodic maintenance. Condition Rating 1.

No immediate defects were noted to the double glazing. Please however note comments regarding its lifespan in Section D5. Condition Rating 1.

It is recommended that waterproof seals are maintained between door frames and adjacent walls in order to minimise the risk of damp penetration.

Photo - 21

Photo - 22

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D7 Conservatory and porches

There is no conservatory or porch to the property.

NI

D8 Other joinery and finishes

The external joinery was only viewed from ground level which limited the inspection particularly of the woodwork behind the gutter brackets. Defects may exist out of sight.

The property benefits from timber fascia mounting boards onto which gutters are mounted. Timber cladding boards have also been housed to replace front porch wall and the dormer extensions. Please note that our view of timber finishes was mostly concealed due to lack of vantage points and gutters obscuring the view.

Timber boards appear to be in an average condition and have undergone little maintenance over the years. Some redecoration is needed to reduce the chance of rot and prolong the lifespan of the boards. Regular upkeep of decorations is particularly important with softwood and should be anticipated moving forward as this type of timber is prone to fungal attack. Condition Rating 2.

All exterior timber work should be carefully checked for decay when redecoration is carried out, and repairs undertaken as found to be necessary. The external paint work should be maintained to a good standard to reduce the dangers of timber decay. Woodwork at roof or eaves level is commonly affected by weathering and rot and the need for repairs must be anticipated.

Photo - 23

Photo - 24

2

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Photo - 25

Photo - 26

D9 Other

We have not made enquiry or site investigation to ascertain whether the property stands on “made up" or contaminated land. We strongly recommend you to satisfy yourself upon this point either by direct enquiry or through your legal advisor enquiring of the Local Authority.

NI

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E

Inside the property

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E

Inside the property

Limitations on the inspection

Whilst we have taken all reasonable care, hidden timber defects may be present in areas which we were unable to inspect. No sub floor inspection was carried out and therefore we cannot comment on the nature, extent or condition. We have not inspected woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that such parts are free from rot, beetle or other defects. It is possible therefore that defects may exist in unseen areas.

1

2

3

NI

E1 Roof structure

The roof space is accessed from the hallway. There is a fixed ladder giving access into the main roof void which allowed for inspection of the roof timbers. The roof frame is of conventional prefabricated timber truss design. The undersides of the roof slopes have been lined with a waterproof underfelt in order to provide a secondary defence against water penetration.

There is no evidence of significant distortion. The roof slopes are aligned and free of any significant deflection or structural defect. Condition Rating 1.

There was no evidence of condensation or rot damage on the date of inspection but the situation should be monitored. The ventilation to the roof appears adequate. Condition Rating 1.

The roof underlay appears to be serviceable, however the area most likely to perish first is immediately adjacent to the eaves and this could not be inspected. The need for future repairs should be anticipated. Condition Rating 1.

Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places and it is possible that evidence may be concealed. Condition Rating 1.

Any items stored in the roof should be of lightweight nature and spread evenly in the roof void to avoid the possibility of damage to the ceilings underneath. Truss roof construction was not designed to allow for excess weight, therefore the storage of items is discouraged.

1

E2 Ceilings

The ceilings have been inspected from floor level. No opening up has been undertaken and the nature of the ceiling materials cannot be ascertained fully without damage being caused.

Where ceilings have been provided with a textured finish, it should be noted that such coatings applied prior to 2000 can incorporate an asbestos content, although its use was reduced around 1980. Due care and attention should be taken when working with such material. We recommend an asbestos test is undertaken here. (see Section I3). Condition Rating 2.

Despite the above, the ceilings within the property are in satisfactory condition, with no significant defects noted. Note that plasterboard ceilings have been provided, cracks can appear as a result

2

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of shrinkage. Such cracking is not considered to be of structural significance, however some minor making good will be required when these areas are next redecorated. Condition Rating 1.

Photo - 27

E3 Walls and partitions

Internal walls and partitions are of mixed solid and lightweight construction to a plastered finish.

1

Having taken a number of electronic moisture content readings of wall surfaces it is our opinion that the property is free of any significant dampness. Internal wall surface moisture content readings were taken at positions throughout the property, where accessible, with an electronic moisture meter. The readings taken were generally within normal limits considering the time of year, weather conditions and type of structure. Condition Rating 1.

The condition of the plasterwork is reasonable for its age. The workmanship associated to plaster work was noted to be of good quality. If redecoration takes place some minor plasterwork should be anticipated but no widespread plaster repair will be required. Condition Rating 1.

Where an asbestos test is undertaken to the ceilings, we recommend the same intrusive sample is taken from the wall plaster as a precaution.

See Section E9 regarding possible structural changes.

Photo - 28

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E4 Floors

It should be noted there are practical limitations on the inspection of floors, whether bare or covered by fitted coverings and furniture. Floorboards have not been lifted and only a general comment can be made, complete assurance cannot be given there are no concealed defects. Fitted coverings and furniture inevitably restrict the detail of inspection. The risk must be accepted that concealed defects may exist beneath the floor coverings.

The ground floor is of solid construction. It is not unknown for solid ground floors to subside or settle due to poor construction or deficiencies in the ground conditions beneath. We are unable to comment about the precise method of construction of the ground floor or the conditions beneath as those parts are all hidden from view. Evidence of settlement to the ground floor slabs is usually provided by gaps being visible around the perimeter of the rooms beneath the skirting boards. Where solid floor edges were inspected they were tight to skirtings, free of on surface defect and “firm to foot”. Condition Rating 1.

The first floor is of joist and board construction. Fitted floor coverings made a detailed inspection difficult although floor edges at skirtings were inspected where possible. Suspended floor surfaces, where walked upon, were found to be generally firm and even to the tread with no signs of excessive spring or distortion. Some minor spring and unevenness was detected but this was considered to be within acceptable limits for domestic construction. Condition Rating 1.

1

E5 Fireplaces, chimney breasts and flues

None to property.

NI

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

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

The kitchen is fitted with a range of storage cupboards and worktops.

The kitchen units are in good condition. No doubt you are conversant with the extent and condition of the kitchen fittings included within the purchase, therefore we do not propose to comment further upon same. The units are of good quality and the sample of drawers and cupboards tested were working well. Condition Rating 1.

A mastic seal should be maintained along the back edges of the kitchen worktops and sink to prevent water penetration behind the units. The carcassing to these units is made of chipboard which deteriorates when it becomes wet. It is therefore necessary to protect the chipboard by maintaining seals and laminated coverings in good condition.

1

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Photo - 29

E7 Woodwork (for example, staircase joinery)

Whilst a representative sample of timber has been inspected the possibility of concealed defects being present cannot be entirely ruled out.

Internal joinery around the property consists of doors, door surrounds, the staircase and other areas of internal joinery such as skirting boards.

We noted the front bedroom door sticks to the top of door frame. This occurs over time due to swelling and contraction of timber. As such, this will require easing and adjusting to ensure it closes flush. Condition Rating 2.

Internal joinery is of typical softwood construction and appears generally satisfactory. Small cracks can appear at the points at which woodwork meets wall surfaces - if not excessive, this is usually not of a structural concern and due to thermal movement. This should be filled as part of general decorative maintenance. Condition Rating 1.

The staircase appears securely wall fixed, having serviceable treads and risers, however due to the coverings a full inspection was not possible. Condition Rating 1.

Where internal joinery is in contact with damp surfaces a rot conducive situation may occur which is not immediately apparent from surface inspection.

2

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Photo - 30

E8 Bathroom fittings

Mechanical ventilation in the bathroom was not working at the time of inspection. As there is no external window serving as a discharge for the buildup of odours and condensation, this contravenes building regulations and the mechanical ventilation fan should be repaired in the short term. Condition Rating 3.

Sanitary fittings are basic and appear serviceable although they were not inspected in detail. We highlight the matter in the event you wish to budget for its renewal. Condition Rating 2.

It is important flexible sealant is maintained at the junction between sanitary fittings and surrounding wall surfaces to minimise the risk of water penetration. Condition Rating 2.

Photo - 31

Photo - 32

3

E9 Other

We are unsure as to whether the layout of the property was altered to the ground floor given there is no historic reference for us to review. We recommend your legal advisor clarifies whether the layout is reflected within the original plans which may be available with the title deed. Condition Rating 3.

3

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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.

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F

Services

Limitations on the inspection

It is not possible to verify the condition of the underground supply pipe from the Water Authority mains to the point of entry into the property. This length of pipework is the responsibility of the owner of the property.

We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would be default reduced to the lowest level, which is condition rating 3.

1

2

3

NI

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 conduit position, and whether or not the conduit protects the in-wall electric cabling, is unknown and no alteration should be made to the service except by properly qualified persons to avoid the risk of injury. The installation is fitted with a Residual Current Device/Circuit Breaker. This is a modern system designed to protect the users from electric shock. RCDS/RCCBs are extremely sensitive and consequently occasional tripping of switches will occur, effectively shutting down the affected circuit. It can often result when a light bulb fails, or it may be the result of a defective appliance such as a washing machine or refrigerator. When this happens, the 'trip-switch' has to be reset. If this occurs with any frequency, an electrician should be instructed to investigate.

Current guidelines advise that electrical installations should be tested every 10 years or upon change of ownership. You are recommended to consider the merits of this advice. Condition Rating 3.

Photo - 33

Photo - 34

3

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Photo - 35

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.

Mains gas supply is connected. The gas meter is located in the hallway cupboard.

3

The maintenance and service records for the gas boiler and central heating supply should be verified. We cannot confirm if the gas installation conforms to modern standards and regulations. We always recommend, as a precaution, the gas supply to be checked by the local Gas Company or Approved Gas (Gas Safe) tradesperson prior to re-occupation to ensure the same is safe and sound. Condition Rating 3.

Photo - 36

F3 Water

In view of the many and continued changes to water regulations it is not possible to confirm if all of the plumbing system conforms to current regulation and by-laws. Whilst such changes might well be of a technical nature, we recommend that specific enquiry be made of the vendors through your solicitor to ascertain whether any alterations to the internal plumbing have been made by

3

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unqualified contractors.

Mains water supply is connected. Unfortunately we could not locate the internal stopcock and therefore enquiries should be made of the vendor as to its location. Stopcocks can become stiff and difficult to operate. It would be prudent therefore to periodically open and close the valves to ensure their effectiveness in an emergency.

The use of lead in water pipes was banned by the government in the 1970s. Exposure to large quantities of lead can be harmful to health, especially for unborn babies and young children. While no lead piping was found, it should be appreciated the majority of the water installation is hidden. We recommend your legal advisor reviews the title deed to confirm whether the property was constructed after this date. If not, we recommend the lead pipe is traced and removed if found. We would also recommend enquiry is made via the water authority to confirm the construction of the mains supply pipe, which is also likely to be of lead. Condition Rating 3.

Photo - 37

Photo - 38

F4 Heating

The heating was turned off at the time of inspection.

3

Central heating and domestic hot water are provided by the combination boiler located in the hallway cupboard.

Installations of this type should be serviced annually by a registered engineer. Specific enquiries should be made through your legal advisor as to the service history of the installation and, if this is not supported by documented evidence, then it is recommended the installation is inspected by a registered engineer prior to legal commitment to purchase. Condition Rating 3.

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Photo - 39

Photo - 40

F5 Water heating

Hot water is provided by the combination boiler (see Section F4). This type of system usually removes the need for cold and hot water storage, thus reducing energy consumption. Typically with combination boiler domestic hot water systems, the flow rates through the hot taps are not particularly good, especially when more than one tap is in use. When hot water is needed, it can only be supplied at the speed at which the boiler can heat the water. Accordingly, filling of baths can take a long time in comparison with a conventional system, where stored hot water can be drawn off from a hot water cylinder.

3

F6 Drainage

We cannot confirm the condition of the underground drain lines between the manhole covers and we recommend you have a drains test carried out. Any such test should be carried out prior to exchange of contracts for purchase. Condition Rating 3.

3

F7 Common services

There are no common services.

NI

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G

Grounds (including shared areas for flats)

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G

Grounds (including shared areas for flats)

Limitations on the inspection

With regards to the site, only significant visible defects in boundary fences, walls and retaining walls, paths and drives are reported. Reference to potential hazards such as standing water, surface water flooding and tree roots are included only when these are readily apparent.

1

2

3

NI

G1 Garage

There is a car parking space to the rear of the property as advised by the vendor. No immediate issues were noted here and your legal advisor should clarify this to be the case with an exclusive right of use.

NI

Photo - 41

G2 Permanent outbuildings and other structures

There are no permanent outbuildings or other structures.

NI

G3 Other

The gardens are in acceptable order with some undulation to the paving. Some level of garden maintenance will be required, especially to the boundary timber fences which are worn. Condition Rating 2.

2

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Photo - 42

Photo - 43

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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.

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H

Issues for your legal advisers

H1 Regulation

You should ask your legal advisor to investigate and advise whether building control approval or certification under the respective self certified scheme was obtained for the boiler and consumer unit installation. The same should be clarified for the windows and doors.

Where alterations have been made to the ground floor layout, the Local Authority notifications and approvals for alterations should have been obtained, and all statutory inspections made. If regulations have been breached or work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

The following are some of the points which should be checked by your legal advisor to ensure retention of any rights or guarantees which will need to be reserved for you, and to clarify any liabilities that you may have to others.

Obtain the guarantees for double glazing carried out to the property.

Confirm if there is a boiler maintenance agreement or similar warranty in respect of the central heating system installed.

H3 Other matters

You should ask your legal advisor to investigate and advise upon:

Ascertain if there are any rights of way over the subject property in favour of third parties or statutory bodies of which we are not aware at the time of inspection.

We recommend you request your legal advisor to investigate the existence of any covenants or rights of way in relation to the property, and also as to the existence of any current planning applications with regard to adjoining properties or land.

We understand the property is to be sold freehold with vacant possession, and assume there are no covenants attached to the Title which would affect value. This should be confirmed by your legal advisor.

We are not aware of any other significant considerations affecting the property, however it is possible relevant matters may come to light as a result of the enquiries made by your legal advisor.

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Photo - 44

Photo - 45

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I

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.

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I

Risks

I1 Risks to the building

The property stands on clayey sub-soils. As such, your legal advisor should enquire as to whether the property has any claims history of a structural nature.

I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area which is vulnerable to flooding.

We found no sign of Japanese Knotweed or other invasive species within the grounds, however, such plant growth may have been concealed or covered at the time of our inspection.

I3 Risks to people

The gas and electrical installations should be tested by appropriately qualified specialists if current safety certificates are not available.

Install additional smoke detectors to the living room and kitchen as a precaution Clarify when the property was erected to determine the risk of lead water supply pipe presence. Undertake an intrusive asbestos test to ceiling boards and walls as a precaution.

Photo - 46

Photo - 47

I4 Other risks or hazards

No other matters.

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J

Surveyor’s declaration

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J

Surveyor’s declaration

Surveyor’s RICS number

6697670

Company

Qualifications

AssocRICS

Arnold & Baldwin Chartered Surveyors

Address

11 Whitestone Way, Croydon, Surrey, CR0 4WF

Phone number

020 8642 2999

Email

Website

surveyor@arnoldandbaldwin.co.uk

Property address

www.arnoldandbaldwin.co.uk

5 Chetwood Walk, London E6 5SD

Client's name

Date the report was produced

Shuna He

19th July 2023

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

Signature

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What to do now

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Further investigations and getting quotes

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

Getting quotations

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

You should also:

• ask them for references from people they have worked for;

• describe in writing exactly what you will want them to do; and

• get the contractors to put the quotations in writing.

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

Further investigations and what they involve

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

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

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

• a description of the affected element and why a further investigation is required

• when a further investigation should be carried out and

• a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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

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L

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

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L

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

The service

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

• a physical inspection of the property (see 'The inspection' below)

• a report based on the inspection (see 'The report' below) and

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

• make an informed decision on whether to go ahead with buying the property

• take into account any repairs or replacements the property needs, and

• consider what further advice you should take before committing to purchasing the property.

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

The inspection

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

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

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

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

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

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

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Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

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The report

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

Condition ratings

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

• R – Documents we may suggest you request before you sign contracts.

• Condition rating 3– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

• Condition rating 2 – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

• Condition rating 1 – No repair is currently needed. The property must be maintained in the normal way.

• NI – Elements not inspected.

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

Energy

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

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Issues for legal advisers

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

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

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

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

Risks

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

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Standard terms of engagement

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

• costing of repairs

• schedules of works

• supervision of works

• re-inspection

• detailed specific issue reports and

• market valuation and reinstatement costs

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

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

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

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

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

Note: These terms form part of the contract between you and the surveyor. This report is for use in the UK.

Complaints handling procedure

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

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Typical house diagram

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Typical house diagram

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

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RICS disclaimer

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You should know...

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