

**MaxConsult**  
SURVEYING

# LEVEL 2 HOME SURVEY

REPORT PREPARED IN ACCORDANCE WITH THE  
RICS HOME SURVEY STANDARD



Property address:

**Sample Road, Harrow, HA1 1AH**

Client name(s):

**This sample report illustrates a typical Level 2 Home Survey. The photographs and descriptions are anonymised and compiled from different properties for illustrative purposes only**

Inspection date:

**N/A**

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Regulated by

**RICS**<sup>®</sup>

Firm Registration no: 929549



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## A. ABOUT THE INSPECTION & REPORT

This Level 2 Home Survey 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.

As agreed, this report will contain the following:

- a physical inspection of the property and
- a report based on the inspection

### 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 desktop study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our reasonable efforts to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.



- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

**Please refer to your terms and conditions dated the 22-09-2026 for a full list of exclusions.**



## A. THE INSPECTION

### Surveyor's details

#### Company details

MaxConsult Surveying  
Harrow HA1  
Tel: 02080361094

#### Date of the Inspection

N/A

#### Prior Involvement declaration

MaxConsult has had no prior involvement with the client, the subject property, or any other aspect of this transaction, and has no financial or personal interest that could affect our independence in this survey.

We have carried out a conflict of interest check in accordance with the RICS Rules of Conduct and have identified no conflicts of interest in relation to this instruction.

#### Property address

Sample Road, Harrow, HA1 1AH

#### Weather conditions

At the time of inspection, the weather was overcast, with brief intermittent light rain. The temperature was around 20°C. Similarly variable conditions had occurred in the preceding period.

#### Status of the property

The vendor's representative provided access to the property and remained present throughout the inspection.

The property was occupied and fully furnished. The floors were fully covered. Access was generally restricted by furniture, household items and personal belongings associated with the property being occupied.

#### Your requests

No specific requests or areas of concern were raised before the inspection.



## 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 reading all sections of the report, including "Next Steps" in the appendices, and discussing this with us if required. This section contains

- Condition ratings
- Summary of opinion of the property
- Summary of repairs and further investigations



## 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'

**1**

No significant repairs are required. The element should be maintained in the normal way.

| Element No. | Element Name                                                                      |
|-------------|-----------------------------------------------------------------------------------|
| D5          | Windows                                                                           |
| D6          | Outside doors (including patio doors)                                             |
| D8          | Other joinery and finishes                                                        |
| D9          | External - Other                                                                  |
| E2          | Ceilings                                                                          |
| E3          | Walls and partitions                                                              |
| E4          | Floors                                                                            |
| E6          | Built-in fittings (built-in kitchen and other fittings, not including appliances) |
| E7          | Woodwork (for example, staircase joinery)                                         |
| F3          | Water                                                                             |
| G3          | Grounds - Other                                                                   |

**2**

Defects which are not considered to be serious at present or requiring urgent attention. Further investigations may be required, and this may sometimes lead to more serious issues being identified, with a consequent increase in repair costs.

| Element No. | Element Name              |
|-------------|---------------------------|
| D2          | Roof coverings            |
| D3          | Rainwater pipes & gutters |
| D4          | Main walls                |
| E8          | Bathroom fittings         |
| E9          | Internal - Other          |

**3**

Defects which are considered to be serious, in need of urgent attention, or requiring further investigation. Failure to address these issues could result in serious and costly damage to the property. Some defects may present a danger to people.



Elements which are present, or assumed to be present, but are not inspected. Such elements may be concealed from view or inaccessible. Any evidence of possible concealed defects is reported.

| Element No. | Element Name    |
|-------------|-----------------|
| F6          | Drainage        |
| F7          | Common services |



Not applicable relates to items which do not form part of the property, or have no relevance to the property

| Element No. | Element Name                                |
|-------------|---------------------------------------------|
| D1          | Chimney stacks                              |
| D7          | Conservatory and porches                    |
| E1          | Roof structure                              |
| E5          | Fireplaces, chimney breasts and flues       |
| F2          | Gas/oil                                     |
| G1          | Garage                                      |
| G2          | Permanent outbuildings and other structures |



Health and Safety. This rating flags actual or potential health and safety risks at the property, such as unsafe electrics, gas, or other hazards that could increase the risk of harm to occupants. Specialist advice is typically required to assess these matters, particularly for utilities, where independent safety checks are recommended upon change of ownership. Arrange any necessary tests before exchange of contracts and consider how identified risks may affect your use of the property.

| Element No. | Element Name  |
|-------------|---------------|
| F1          | Electricity   |
| F4          | Heating       |
| F5          | Water heating |



## B. SUMMARY OF OPINION OF THE PROPERTY

The property is considered a reasonable proposition for purchase, subject to satisfactory resolution of the matters identified in this report. No significant structural defects were identified within the accessible areas.

The principal matters requiring attention are:

- external staining below the second-floor balcony
- a blocked valley gutter and a defective downpipe
- a leaking water meter in the communal area
- deteriorated shower-screen sealant
- a damaged kitchen heat detector
- a non-operational video entry phone
- the floor-area discrepancy between the EPC and the marketing floor plan; and
- the high risk of surface water flooding

In addition, certification or specialist testing should be obtained for the electrical, heating and hot water installations, as their safety could not be confirmed.

Enquiries:

- Gross Internal Area
- Flood insurance
- Lease

The block insurance arrangements in relation to high surface-water flood risk, lease terms, service charges and responsibility for communal repairs should also be investigated before exchange of contracts, as these matters may affect future costs, insurance and marketability.

It is important that you read this report as a whole. Within the main body of the report, we identify matters that may require attention before exchange of contracts and, where appropriate, recommend that further investigations, quotations or specialist advice are obtained.

This report does not constitute a valuation or provide cost estimates for the repairs. It should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection, and no liability can be accepted for any deterioration in its condition after that date.



## **B. SUMMARY OF REPAIRS AND FURTHER INVESTIGATIONS**

### **Repairs**

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

- Report external staining below the second-floor balcony and request further investigation and associated repairs
- Renew the deteriorating sealant around the shower screen
- Replace the damaged heat detector in the kitchen
- Ask the vendor to rectify the non-operational video entry phone

Report the following communal repair issues to the management company for inclusion in the building's maintenance programme:

- Partially blocked valley gutter
- Defective rainwater goods
- Leak in the communal water meter cupboard

Where used in this report, the following repair time bands indicate the approximate timescales:

Immediate: As soon as reasonably practicable

Short term: Within 1–3 years

Medium term: Within 3–5 years

Long term: 5+ years

### **Further investigations**

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

If satisfactory certification or servicing records are unavailable, appropriately qualified contractors should inspect and test the electrical, gas, heating and hot water systems, including the HIU, unvented hot water cylinder, MVHR system and other relevant installations, before exchange of contracts. Please refer to Section F (Services) for further details.



## C. PROPERTY DETAILS

This section includes:

- Property details
- Energy efficiency
- Location and facilities



## C. PROPERTY DETAILS

### Type of property

The property comprises a purpose-built, one-bedroom flat on the first floor of a four-storey block.

The property is understood to be held on a leasehold basis. Please consult your legal adviser regarding the implications of this and read the Leasehold Properties appendix at the end of this report.

### Year Built

Based on its construction style, materials and local knowledge, the property is estimated to have been built circa 2020. This is consistent with the EPC issued in 2020; however, we have not been provided with conclusive documentary evidence of the construction date. The title deeds or new-build warranty documents may confirm it, and we recommend you verify the date with your legal adviser.

### Extension / conversion details (where relevant)

The property has not been extended from its original construction.

### Flats and maisonette specifics

The practical implications of owning a leasehold flat in a purpose-built building typically include shared responsibilities for communal areas, fire safety, drainage systems, insurance, external and structural elements, and periodic maintenance. You should therefore review the service charge arrangements, reserve funds, planned maintenance, any major works liabilities and consultation requirements under Section 20 of the Landlord and Tenant Act 1985 where relevant. Your legal adviser should assist with this during conveyancing, including reviewing the lease and the seller's responses to enquiries.

### Construction

The building is considered to be of reinforced concrete or steel-framed construction. The primary load-bearing elements were concealed by finishes and could not be inspected directly, so the inspection could not confirm the specific construction type.

- The main roof is predominantly pitched and covered with tiles
- The external walls comprise modern infill wall construction with external finishes of facing brickwork and render
- Windows and external doors are modern aluminium-framed windows and balcony doors incorporating sealed double-glazed units
- The floors appear likely to be of suspended reinforced concrete construction

Room descriptions and references within this report are based on the floor plan provided within the sales particulars, where available. Directional references (left, right, front and rear) are given from the perspective of an observer standing at the roadside frontage of the property, facing towards it. For the purposes of this report, the inspected dwelling is referred to as 'the subject property'.



### Accommodation

| Floor | Living Rooms | Bedrooms | Bath | Toilet | Kitchen | Utility Room | Conservatory | Other |
|-------|--------------|----------|------|--------|---------|--------------|--------------|-------|
| 1st   | 1            | 2        | 1    |        | 1       |              |              |       |



## C. ENERGY EFFICIENCY

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

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

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

### Energy efficiency rating (EPC rating)

The property's current EPC energy efficiency rating is 84 (band B), and its potential rating is also 84 (band B). This is well above the average for properties in England, which is approximately 60 (band D), and is consistent with a property of this age and type. The EPC was issued in 2020.

The current EIR (environmental impact rating) is A, with no potential improvement figure.

We did not prepare the EPC and have not audited its accuracy or independently assessed the property's energy performance.

EPCs for new-build properties are typically based on design information, such as architectural drawings, construction specifications and site plans, rather than a full inspection of the completed building.

### Issues relating to the EPC rating

The EPC records the internal floor area as 54 m<sup>2</sup>, while the estate agent's floor plan indicates 73 m<sup>2</sup>. Although measuring and calculating floor area falls outside the scope of this survey, a visual inspection suggests the floor area stated in the EPC is more consistent with the property's apparent size. You should therefore exercise caution when relying on the floor area shown on the sales particulars and seek clarification from the selling agent if this information is material to your decision.

No other obvious inconsistency was identified between the visible construction and the construction details recorded in the EPC.

The EPC contains no recommendations for improvements. This is consistent with the building's age, as its fabric, thermal performance, and renewable energy provision would have been required to comply with modern Building Regulations at the time of construction.

### Mains services

☐ No Gas
 ☒ Yes Electric
 ☐ Yes Water
 ☒ Yes Drainage

### Central Heating

☐ No Gas
 ☐ No Electric
 ☐ No Solid Fuel
 ☐ No Oil

☐ No Communal System
 ☐ No None

**Other services or energy sources (including feed-in tariffs)**Communal Heating System

The building is served by a communal heating system, with heat distributed from a central plant. The subject flat has a heat interface unit (HIU) installed, which transfers heat from the communal system to the flat's heating system. We recommend that your legal adviser verify the communal heating arrangements during the conveyancing process, including who owns, operates and maintains the central plant and the HIU, whether servicing the HIU is the leaseholder's or the landlord's responsibility, and how heating and hot water are charged.

Mechanical Ventilation System

The flat is served by a mechanical ventilation system with heat recovery (MVHR), with the main unit located in the utility cupboard. These systems typically extract stale, moist air from internal areas and supply filtered fresh air to habitable rooms, recovering heat from the extracted air to improve energy efficiency. The system is controlled from an integral control panel and connected to concealed ductwork.

Testing the ventilation system is outside the scope of this inspection, and we cannot comment on its performance or whether it has been balanced correctly. You should obtain and follow the manufacturer's instructions for operation, filter cleaning or replacement, and servicing. Filters in particular need regular attention, as blocked filters reduce performance and air quality.

Adequate ventilation is important in modern, well-sealed flats to reduce the risk of condensation and mould growth. The system should be kept switched on, and any supply or extract vents should be kept clear.

Solar Panels

The building has solar panels installed on its roof. In new-build blocks, such systems typically supply electricity to the communal areas, for example, lighting, lifts and other shared services, rather than to individual flats.

We have not been able to confirm how the solar system serves the building. We recommend that your legal adviser verify the arrangements during the conveyancing process, including who owns and maintains the installation, whether any related costs are recovered through the service charge, and whether any income from the system is retained by the landlord or management company or passed on to leaseholders.

**Other energy matters**

N/A



## C. LOCATION AND FACILITIES

### Grounds

The property is situated on a predominantly level site, with a north-west-facing front aspect.

The subject flat has a private, front-facing balcony and communal landscaped areas in front of the building and within the block boundaries.

### Location

The property is in a primarily residential area, conveniently close to local amenities, including the underground station and high street with shops and restaurants. The area is an established suburban area in the London Borough of XX, centred around High Street and offering a range of shops, cafés, restaurants and local services. It retains elements of its historic village character, including traditional buildings and XX. The area is well connected to Central London via the XX and XX lines, with direct services towards destinations including Baker Street, King's Cross St Pancras and Piccadilly Circus. It also benefits from nearby green spaces, including XX and XX, providing ample opportunities for walking, recreation and leisure.

The property faces XX and XX Road, both busy roads with nearby bus stops. Therefore, direct noise and vibration from traffic should be anticipated. Additionally, nearby commercial premises, rail lines, flight paths, schools and colleges can create noise, traffic or parking effects at specific times of day. We recommend revisiting the property at different times of day to assess this factor, as it may affect both the property's enjoyment and its future marketability.

This inspection was carried out during a single visit. Traffic, parking availability and neighbouring activity observed during the inspection may not reflect conditions at other times.

### Facilities

The property is understood to benefit from an allocated parking space at the front of the building. Your legal adviser should confirm that the space is properly recorded within the lease documentation and lease plan and advise on any associated rights, restrictions, or liabilities.

On-street parking in the vicinity of the property is predominantly subject to parking restrictions. A limited number of unrestricted spaces are available on XX Road; however, availability is likely to be limited, particularly during peak periods.



## D. EXTERNAL INSPECTION

### Inspection Limitations

The external inspection of the building was limited to parts visible from ground level, within the property boundaries and from accessible public areas only.

Our inspection included an internal inspection of the subject flat, along with a visual inspection of the building's exterior and communal areas, aided by binoculars and a zoom camera.

The property lies within a XX Flight Restriction Zone (FRZ), a protected airspace surrounding airports, airfields, heliports, and spaceports where unmanned aircraft are restricted from flying without explicit prior permission. This prevented us from using a drone to inspect high-level elements of the building, such as the roof and other elevated features.

### D1 - Chimney Stacks

**NA**

N/A

### D2 - Roof Coverings

**2**

#### Description

The roof has a complex design, comprising gabled and hipped pitched sections and flat roof areas. The pitched sections are covered with tiles.

#### Condition

The visible roof covering appears to be in generally satisfactory condition for its age, with no significant defects noted.

There are sloping valley gutters to parts of the property where the roof slopes meet. One of the front valleys was partially blocked with debris and moss and will require clearing to ensure effective roof drainage, as a blockage can lead to moisture ingress into the building.

#### Advisory

We were unable to inspect the flat sections of the roof and cannot confirm the type of covering or its condition. Publicly available satellite imagery indicates that parts of the roof are flat, but the type and condition of the covering could not be determined from this source. Given the age of the building, an NHBC or equivalent new-build warranty may still be in force. Your legal adviser should confirm the existence and validity of any new-build warranty.

Some moss and lichen growth was noted on the north-facing roof slopes, though not to any concerning extent at the time of the survey. If left unchecked, moss and lichen can block gutters, degrade roof coverings and negatively affect the appearance of the property. Periodic removal from the roof coverings and rainwater goods should be anticipated to maintain performance and prolong the roof's life expectancy.

#### Recommendations

Report the partially blocked valley gutter to the management company for inclusion in the building's maintenance programme.



Ask your legal adviser to clarify your repair liability under the lease during conveyancing.



### D3 - Rainwater Goods

2

#### Description

The rainwater goods are plastic, fixed to the fascias and perimeter walls. The downpipes appear to discharge into the underground drainage system, with manhole covers and rodding points in the nearby grounds.

#### Condition

We noted defects, including a loose and disconnected section of downpipe at the rear of the block, with staining to the adjacent external brickwork. This can deteriorate the surrounding masonry and cause moisture-related damage to nearby components. Repair and maintenance works are now required to reduce the risk of penetrating dampness.

Otherwise, the rainwater goods appear to be in generally serviceable condition, with no other evidence of significant defects, although some ongoing maintenance will be required.

#### Advisory

Leaking rainwater goods can cause penetrating dampness and deterioration of the building. uPVC joints are prone to seasonal movement and leakage, and rubber seals and gaskets can perish over time. The system should be kept clean and free of debris and moss so that rainwater flows freely from the roof, and should therefore be inspected regularly.

It was not raining heavily at the time of inspection, so the watertightness of the rainwater goods



could not be confirmed. We recommend observing the system during rainfall to check that it is functioning correctly.

#### Recommendations

Report the defective downpipe at the rear of the building to the management company for inclusion in the building's maintenance programme.

Ask your legal adviser to clarify your repair liability under the lease during conveyancing.



## **D4 - Main Walls**

**2**

### Description

The building is considered to be built around a reinforced concrete/steel frame. However, the load-bearing elements are concealed within the building fabric, so the exact construction type could not be definitively verified during the non-invasive inspection. The external walls are finished with facing brickwork and render. They are assumed to be thermally insulated in accordance with the Building Regulations in force at the time of construction, although this has not been verified.

### Condition

Localised staining, together with areas of green algae growth and vertical run-off staining, was noted on the rendered wall surface below the second-floor balcony serving the flat above. The staining pattern suggests repeated moisture run-off from the balcony above or associated rainwater disposal arrangements. At the time of inspection, no significant cracking, detachment, or deterioration of the render finish was evident; however, prolonged wetting may lead to deterioration and increased maintenance requirements if left unresolved. The mastic seal visible to the underside of the balcony junction appeared complete and intact at the time of inspection, so previous maintenance works may have been undertaken in this area. No internal water ingress was observed during the



inspection.

Otherwise, the external walls appear to be in generally satisfactory condition. No evidence of significant cracking, subsidence, structural movement or distortion was identified. There was no indication of undue stress or movement around window or door openings, suggesting that the lintels are performing satisfactorily. The wall surfaces appear visually straight and true, and are generally well presented.

#### Advisory

Foundations have not been exposed, but no defects are evident in the walls above ground level that might indicate failure or inadequacy of the foundations or footings.

Rendered wall finishes are susceptible to weathering, staining, biological growth, cracking and localised loss of key over time. Periodic cleaning, repair and redecoration or renewal of affected areas should be expected as part of the building's cyclical maintenance programme.

The damp-proof course was concealed and could not be inspected. No signs of excessive internal moisture were found in the accessible areas.

#### Recommendations

Notify the management company of the staining beneath the second-floor balcony and request that the source of the moisture, including the balcony junction and associated external detailing above, be investigated and any necessary repairs carried out. Following repair, monitor the area after rainfall for further staining, algae growth, render deterioration or water ingress.

Ask your legal adviser to clarify your repair liability under the lease during conveyancing.





## D5 - Windows

1

### Description

The windows have floor-to-ceiling, powder-coated aluminium frames and incorporate double-glazed units.

### Condition

The windows appear to be in generally satisfactory condition, consistent with their age and type. Safety marks are present on the glazing panes at critical locations, indicating that the glazing is toughened where required.

A representative sample of windows was checked and operated normally, with no obvious signs of misting or sealant failure.

### Advisory

Under normal conditions, sealed double-glazed units are expected to last around 20 to 30 years before the seals begin to fail. This can happen more quickly where windows are exposed to temperature extremes, moisture ingress, or poor installation.

### Recommendations

No apparent repair requirements were identified at the time of inspection.

Ask your legal adviser to arrange for all window keys to be handed over and available on completion.

Regular window maintenance is essential to ensure proper operation and prolong service life. This should include cleaning the frames, lubricating hinges and locks, and periodically inspecting frames, hardware, and double-glazed units. Pay particular attention to the external perimeter sealants between the window frames and surrounding walls, as deterioration can allow water penetration during severe weather. Regularly check and maintain the sealing material at these joints. Any defective seals, corroded or damaged fittings or failed double-glazed units should be repaired or replaced as part of routine maintenance.



## D6 - External Doors

1

### Description

The flat entrance door is a timber door with a self-closing mechanism.

There is a glazed double-leaf balcony door with aluminium frames and double-glazed units.

### Condition

The flat entrance door appeared to be in good operational order. It is fitted with a self-closing mechanism, fire-rated hinges and intumescent seals, consistent with a fire-rated doorset.

The balcony doors appeared to be in generally satisfactory condition. Both leaves were opened during the inspection and operated normally. Safety markings were present on the glazing at critical locations, indicating the use of toughened safety glass. No evidence of misting between the panes or other significant defects was noted.

### Recommendations

No apparent repair requirements were identified at the time of inspection.

Ask your legal adviser to arrange for a full set of keys to be provided on completion. As previous owners may have distributed copies to third parties, it is prudent to consider replacing external door locks when you take ownership, subject to the requirements of your building and contents insurer.

As with the windows, regular maintenance is essential to ensure the continued operation and serviceability. This should include cleaning, lubrication of hinges, locks and other moving parts,



together with inspection of the frames, glazing units and weather seals. Pay particular attention to the perimeter sealant at the junction between the door frames and the surrounding wall structure, as deterioration in these locations is a common cause of water penetration and associated deterioration. Repair or replace any defective sealants, damaged fittings and failed glazing units as necessary as part of routine maintenance.



### D7 - Conservatory and porches

NA

The subject property has no conservatories or porches.

### D8 - Other joinery and finishes

1

#### Description

External joinery, including fascias, soffits, bargeboards and associated trim components, is formed in uPVC.

#### Condition

The external joinery and finishes appeared to be in satisfactory condition and were free from any significant visible defects at the time of inspection.

#### Advisory

Modern uPVC joinery components are generally durable and low maintenance, but should be inspected periodically for distortion, damage, defective joints, deteriorated sealants and loose fixings.



### Recommendations

No apparent repair requirements were identified at the time of inspection.

Routine maintenance should include periodic cleaning and inspection of uPVC components, joints, sealants and fixings. Particular attention should be paid to gaps or deterioration in joints and sealants, as these may allow moisture ingress and pest infestation.



### **D9 - Other**

**1**

#### Description

The living room has a front-facing balcony with metal railing detail around the perimeter and a composite deck floor.

#### Condition

No obvious signs of distortion, instability or structural distress were identified in the accessible and visible parts of the balcony. The concealed supporting structure could not be inspected.

The metal balustrading around the perimeter appeared stable and of adequate height to provide protection against falls. No signs of distortion, corrosion or instability were noted.

The composite deck surface appeared level and was free from any significant trip hazards or other notable defects. Surface water drains through the gaps between the boards, with rainwater discharged via a downpipe positioned at the left side of the balcony. No evidence of blocked drainage or water ponding was observed at the time of inspection.

#### Advisory

Balconies are exposed to the weather and should be inspected periodically for signs of deterioration, loose components, corrosion, blocked drainage outlets and defects to waterproofing detailing. Keep



the decking surface clean and free from moss, algae and debris to minimise the risk of slips and falls.

Monitor balcony drainage during and after heavy rainfall to ensure rainwater discharges appropriately, as drainage defects can allow water penetration and damage adjacent building elements.

Recommendations

No apparent repair requirements were identified at the time of inspection.

Carry out routine maintenance, including periodic cleaning of the decking surface and inspection of the drainage arrangements, balustrading and associated fixings.



## E. INTERNAL INSPECTION

### Inspection Limitations

The property was occupied and fully furnished. The floors were fully covered. Access was generally restricted by furniture, household items and personal belongings associated with the property being occupied. We have endeavoured to inspect all parts of the property internally, but we do not move furniture or household items, or lift floor coverings or floorboards.

During the inspection, we typically use surveying equipment such as a moisture meter, torch, binoculars, telescopic ladder, crack gauge, and other ancillary tools and devices as appropriate. However, the inspection is non-invasive, and we do not open up the fabric of the building.

The internal inspection was limited to the subject flat and immediately adjacent, accessible communal areas only. Internal roof spaces can only be assessed if suitable access is available within the subject flat. We do not access roof spaces that are only reachable from other flats or communal areas.

### E1 - Roof Structure

**NA**

The property is a mid-floor flat with no demised roof structures.

### E2 - Ceilings

**1**

#### Description

The ceilings are of plasterboard construction with painted plaster finishes.

#### Condition

The ceilings throughout the property are in serviceable condition overall and free from significant defects, such as pronounced unevenness, sagging, major cracking, or indicators of excessive condensation or mould growth.

A number of localised areas of hairline shrinkage cracking were noted on some ceilings. Hairline cracking of this nature commonly results from initial drying shrinkage and minor thermal or seasonal movement at plasterboard joints. No undue movement or plaster detachment was observed during the survey, and the cracks are not considered structurally significant. Cosmetic blemishes of this type can be repaired during the next decoration cycle. Repairing plaster imperfections involves removing loose material, filling the affected areas with a flexible compound, and applying decorative finishes.

#### Advisory

Modern plasterboard ceiling finishes can crack at the joints between boards, and minor nail or screw pops can occur at fixing points. This is normal for plaster construction and can be addressed through routine maintenance.

#### Recommendations

No apparent repair requirements were identified at the time of inspection.

Carry out periodic decorative cycles, including filling and redecorating any cracks or blemishes.



### E3 - Walls and Partitions

**1**

#### Description

Internal walls and partitions are of mixed lightweight and dry-lined construction, with finishes including painted plaster, tiling and splashback upstands.

#### Condition

The accessible parts of the internal walls were found to be in sound structural condition. Readings were taken with an electronic damp meter on accessible wall surfaces. No abnormally elevated moisture-meter readings were obtained from the accessible wall surfaces tested.

Internal decorations are generally satisfactory, with minor age-related wear consistent with the property's occupied status. Minor plaster cracking was noted on some walls, typically at perimeter junctions and around openings, where normal shrinkage of building materials is most likely to show. This is not unusual for a property of this age and is not considered structurally significant. Some areas currently obscured by furniture and personal possessions could not be fully assessed, and may require further filling, patching or redecoration once cleared to better suit your preferences.

#### Advisory

Dry-lined wall surfaces can develop fine cracks along board joints as the jointing compound cures and the building components settle over time. Fixing points can occasionally work loose. These are routine decorating issues rather than indicators of a structural problem.

#### Recommendations

No apparent repair requirements were identified at the time of inspection.

Carry out periodic decorative cycles, including patching, filling and redecorating any cracks or blemishes.



## E4 - Floors

**1**

### Description

The floors are considered to be of suspended concrete construction.

A variety of coverings are fitted, including laminate flooring, tiling in the kitchen and bathroom, and fitted carpets in the bedroom.

### Condition

The accessible floor surfaces are in generally satisfactory condition, with no signs of deflection or distortion.

The floor coverings throughout the property show minor signs of age-related wear and tear, such as marks on the carpets and occasional scratches or other cosmetic blemishes on hard surfaces, particularly in high-traffic areas, though they are generally well presented and in functional condition. Once furniture and personal belongings are removed, further imperfections, such as chips or scratches on hard surfaces or discolouration and press marks on carpets, may become apparent.

### Advisory

The quality and durability of laminate flooring depends on the standard of the subfloor preparation and fitting, and no assurances can be given regarding its long-term performance. Gaps can open up between boards as the material responds to changes in temperature and humidity, and this type of flooring is more vulnerable to swelling or warping than most other floor finishes if exposed to moisture, for example from spills or appliance leaks.



### Recommendations

No apparent repair requirements were identified at the time of inspection.

Monitor the floors for any changes in level and investigate further if these become apparent. Watch for signs of unevenness or swelling in the laminate flooring, as this may indicate a leak or similar water-related issue.



### **E5 - Fireplaces and Chimney Breasts**

NA

The property has no chimneys or fireplaces.

### **E6 - Built in Fittings (e.g. built in kitchens not including appliances)**

1

#### Description

The kitchen is open plan with the living room. The kitchen units are modern in appearance and arranged in a U-shaped layout with a stone worktop and built-in appliances.

#### Condition

Localised impact damage was noted to the front edge of the built-in fridge door panel, resulting in a chipped finish and exposed substrate.

Otherwise, the kitchen units appear well presented and functional, subject to normal wear and tear consistent with regular use. The waterproofing sealants are in satisfactory condition, and no obvious moisture damage was noted to the kitchen units.



The kitchen units are considered to be at the early stage of a typical functional lifespan, which is usually 15 to 20 years for mid-range installations.

The kitchen is served by the whole-house mechanical ventilation with heat recovery (MVHR) system, with supplementary natural ventilation available from the opening window. The MVHR system was not tested, and its extraction rate and effectiveness could not be confirmed.

A recirculating cooker hood is fitted above the hob, but it does not discharge air externally. It filters the air to remove grease and odours rather than venting it externally, and it relies on a filter that should be changed periodically, in accordance with the manufacturer's instructions, to maintain effectiveness.

#### Advisory

Confirm with the seller whether the fitted appliances are included in the sale, and request any operating instructions, warranties or service agreements that apply to them.

No specific testing or functional assessment was made of the cooker hood's effectiveness, or of its compliance with current standards.

We have not removed or tested any kitchen appliances, and cannot verify their connections. Leaks can develop at any time, including between the date of this survey and your taking occupation, so their absence now is not a guarantee against future issues. If appliances are removed after purchase, this can also reveal pre-existing defects in the plasterwork or services behind them that were not apparent during the inspection.

#### Recommendations

Carry out cosmetic repair of the chipped fridge door finish to prevent further deterioration. The repair is cosmetic and non-urgent.

Carry out normal maintenance to prolong the kitchen's service life, including periodic renewal of waterproofing sealants and maintenance of hinges and other moving parts. This is particularly important as the unit carcassing is typically chipboard, which deteriorates if exposed to moisture, so keeping seals and laminated coverings intact helps protect it.

Regularly monitor the sink waste, appliance connections and pipework, as failed sealants or ageing fittings can allow moisture to reach the units, floors and adjacent electrical fittings before any damage becomes visible.





## E7 - Woodwork (e.g. staircase joinery)

1

### Description

The internal woodwork comprises flush timber doors, frames, architraving and skirting boards with various finishes.

No other significant built-in cabinetry was noted outside the kitchen.

### Condition

The internal joinery was found to be in a serviceable condition, taking into account the expected wear and tear associated with regular use. All moisture meter readings were within normal levels; however, concealed timber defects may exist within areas not accessible during inspection and may only become apparent during future refurbishment works.

The internal doors functioned normally. The door leaves inspected displayed FD30 identification labels, consistent with fire-rated doors.

The skirting boards and door linings were maintained in a satisfactory decorative condition, with no significant defects or damage noted.

### Advisory

A door's fire rating depends on its full installation, including intumescent strips, smoke seals and other components, not the certification label alone. These components were not individually assessed.



Timber doors and frames can swell or stick during periods of high humidity and shrink back during drier conditions; this is normal seasonal movement rather than a structural fault, though persistent sticking should be investigated further.

#### Recommendations

No apparent repair requirements were identified at the time of inspection.

Carry out normal maintenance, including periodic lubrication of hinges and locking mechanisms, and repair or replacement of ironmongery and other components as needed.



## E8 - Bathroom Fittings

**2**

#### Description

The bathroom comprises a three-piece suite with a WC, washbasin and a bath with an overhead shower.

#### Condition

Localised staining, limescale deposits and sealant deterioration were noted at the junction of the shower screen and its frame, consistent with minor water seepage through failed seals. This appears to be allowing water to escape during use and should be repaired to prevent further moisture damage.

Otherwise, the bathroom fittings are modern and well presented, with no evidence of major leaks, breakages or other significant defects. The WC is securely fitted, and the cistern was flushed and refilled correctly. The shower/mixer tap was tested, with hot water delivered at reasonable



pressure. Safety marks on the shower screen confirm the glazing is toughened.

The bathroom is ventilated by the whole-house system rather than a window, as it is located centrally within the floor plan. No signs of condensation or mould were noted, and provision appears reasonable, though its effectiveness depends on regular use and moisture management.

#### Advisory

Sealants and grout around baths, basins, shower trays and tiled walls are a common source of hidden water penetration. Once compromised, moisture can reach concealed areas such as behind panelling or boxing, leading to rot or substrate damage that isn't visible until fittings or coverings are eventually replaced. Whilst no significant problems were seen, beyond the shower screen defect noted above, these areas should be checked periodically, as early deterioration can be easy to miss.

#### Recommendations

Renew the deteriorating sealant around the shower screen, and monitor thereafter to ensure the leak has been resolved.

As routine maintenance, periodically check and renew sealants and grout around the bath, basins and shower, to prevent concealed water damage to surrounding surfaces and structures.



## **E9 - Other**

**2**

#### Description

The communal internal areas comprise an entrance lobby and corridors. The building is served by a passenger lift and internal stairway. Floor coverings include fitted carpet and tiling.

The internal areas are fitted with CCTV, and a fire detection and alarm system.



### Condition

One of the water meters in the water meter cupboard in the communal corridor is leaking, with staining evident below the connection joint and on the floor. Repairs are required to prevent moisture damage to the fabric of the building. The active leak should be reported to the building management.

Otherwise, the internal areas have been maintained to an acceptable standard. All areas in the immediate vicinity of the subject flat are in satisfactory repair and free from significant defects.

### Advisory

We assume that maintenance of the communal internal areas, including cleaning, cyclical repairs and decoration, falls to the management company and is funded through the service charge, along with the upkeep of the lift, fire safety systems and intercom. This has not been independently verified.

### Recommendations

Report the leak in the communal water meter cupboard to the management company for inclusion in the building's maintenance programme.

Your legal adviser should confirm that fire precautions in the communal areas meet relevant safety standards, and that proper maintenance arrangements are in place.

It is recommended to visit the flat at different times to assess noise levels from neighbours, bearing in mind that sound insulation is generally better in modern flats than older ones.





## F. SERVICES

### Inspection Limitations

Where possible, services are checked for normal operation in everyday use only; no specialist testing is carried out. Because services are generally concealed within the property's fabric, only visible parts can be inspected. This visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources, plumbing, heating or drainage installations, or their compliance with current regulations, nor the internal condition of any chimney, boiler or flue. Intermittent faults may not be apparent on the day of inspection. Where a service (such as the boiler or mains water) is found switched off, it will not be turned on for safety reasons, and this will be noted in the report.

The observations in the following sections should be regarded as general indications and recommendations rather than a comprehensive assessment of any defects or issues that may exist. We recommend seeking specialist advice on all service matters, as these are outside our scope of expertise.

### F1 - Electricity



#### General Guidance

Guidance published by Electrical Safety First recommends inspecting and testing electrical installations at least every 10 years, and whenever there is a change of occupancy. Where applicable, this should include fixed electrical installations and associated equipment, including electric showers, hot water taps, electric underfloor heating, macerators, cooker hoods, ovens and other associated fixtures and fittings.

Electrical work undertaken since 1 January 2005 should be supported by appropriate certification, such as an Electrical Installation Certificate or, where applicable, a Minor Electrical Installation Works Certificate. We recommend obtaining and retaining any relevant certification in the property's records.

#### Description

Mains electricity is connected, with the meter located in the communal corridor cupboard. A modern smart meter is installed.

No specialist testing of the installation or appliances was carried out beyond normal everyday use, such as operating light switches.

The consumer unit is located in the utility cupboard within the flat. It is a modern unit in metal casing with miniature circuit breakers (MCBs) and residual current devices (RCDs), which protect against electrical faults and reduce the risk of electric shock.

#### Condition

No obvious problems or areas of concern were noted during the limited visual inspection, which did not include specialist testing of the installation or appliances beyond normal everyday use, such as operating light switches. A representative sample of light switches was checked and found to be in working condition.

As expected for a modern property, there appears to be a reasonable number of power points throughout. You should consider whether their number and location are adequate for your intended



use.

### Recommendations

Electrical components naturally deteriorate with age, use and wear, and their condition cannot be reliably assessed through visual inspection alone. A health and safety Condition Rating has been applied because the installation could not be assessed for safety during this inspection, and no current test certification was available for review.

Ask the vendor whether an up-to-date Electrical Installation Condition Report (EICR) or other relevant certification is available. If satisfactory documentation cannot be provided, we recommend a NICEIC, ECA or similarly registered electrical contractor carries out a comprehensive inspection and test before exchange of contracts.



## **F2 - Gas/Oil**

NA

No gas installation was identified within the demised flat. External signage indicated that the locked communal boiler room may contain gas-fired plant, but this could not be inspected or confirmed.

## **F3 - Water**

1

### Description

The property has a metered mains water supply. The meter is situated in the communal corridor cupboard.

The internal stopcock is considered to be located in the utility cupboard within the flat.

Whilst every effort is made to identify obvious defects and signs of concern, our inspection is limited to a visual assessment. As much of the plumbing system is concealed within floors, walls and ceilings, hidden defects or deficiencies may exist that could not be identified during the inspection.

### Condition

The water distribution pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. As far as could be seen, all internal distribution pipework, including the supply pipe, is made of copper.

A representative sample of tap fittings was tested and found to provide water flow within a reasonable pressure range. As individual requirements vary, you should ensure that the pressure is adequate for your needs.



### Action

The internal stop valve (stopcock) is believed to be located within the utility cupboard; however, the valve is not clearly marked. You should confirm its location with the vendor or by reference to the new-build property documentation. The stop valve should be clearly labelled and readily accessible to allow the water supply to be isolated in an emergency and to facilitate future maintenance.

Much of the plumbing installation is concealed within the building fabric. Accordingly, if you require assurance of its condition and performance, obtain a more detailed inspection and test by a suitably qualified contractor before the exchange of contracts.

Monitor and maintain the plumbing installation as part of routine maintenance. Check periodically for signs of leakage, damage or other defects, particularly around pipe joints, beneath sinks and within storage cupboards where pipework may be vulnerable to movement or accidental damage.



## **F4 - Heating**

**HS**

### Description

The building is served by a communal heating system, with heat distributed from a central plant. The subject flat has a heat interface unit (HIU) installed within the utility cupboard.

The heating system is controlled by a thermostat/control panel and serves a series of radiators throughout the property, which are fitted with Thermostatic Radiator Valves (TRVs) to provide improved control over room temperatures and heat distribution.

### Condition

Although the heating system was not tested during this inspection, no significant defects were apparent from the limited visual inspection. Subject to regular servicing and maintenance, the system is considered likely to provide adequate heating.

### Action

A health and safety condition rating has been applied to this report section because no current certification or specialist test results were available to confirm the safety and condition of the installation. Its safety, compliance, and overall condition can only be verified by appropriate inspection and testing undertaken by a suitably qualified heating engineer.

Heat Interface Units (HIUs) need regular servicing to maintain efficient operation and, where



applicable, preserve any manufacturer's warranty. Your legal adviser should confirm during the conveyancing process the ownership, operation and maintenance responsibilities for both the HIU and the central plant, whether servicing is the leaseholder's responsibility, how heating and hot water charges are calculated, and whether service records and warranty documentation are available.

If satisfactory servicing records cannot be provided, we recommend that the HIU and associated heating system are inspected and tested by a suitably qualified heating engineer before exchange of contracts.



## F5 - Water Heating

**HS**

### Description

Hot water is supplied via an insulated unvented hot water storage cylinder located within the utility cupboard. The cylinder stores hot water and supplies the hot water outlets within the flat.

The relationship between the communal heating system, HIU and hot water cylinder could not be confirmed during the visual inspection. Your legal adviser should obtain the system specification, servicing records and details of ownership, billing and maintenance responsibilities.

### Condition

Although specialist testing was not undertaken, the hot water installation appeared serviceable at the time of inspection, with no obvious defects noted. Hot water was obtained from the outlets tested.

### Action

A health and safety condition rating has been applied to this report section because the safety and current condition of the installation could not be confirmed during the inspection. Appropriate certification and/or specialist testing is required to verify its safety, condition, and compliance.

Unvented hot water systems require periodic servicing by a suitably qualified contractor to ensure safe and efficient operation.

Unless current servicing records can be provided, we recommend that the system is inspected and tested by a suitably qualified contractor prior to exchange of contracts to confirm its condition, performance, safety, and suitability for your requirements.



### F6 - Drainage

NI

The property is believed to be connected to the mains drainage system. No evidence of drainage-related defects was apparent within the areas inspected. However, the installation is concealed and could not be directly inspected.

The flat shares the drainage system with other properties within the building, and maintenance responsibilities are likely to be covered through the service charge arrangements. Your legal adviser should confirm the extent of any shared maintenance obligations, together with details of the drainage arrangements, prior to legal commitment to purchase.



### F7 - Common Services

NI

The building is served by a passenger lift. The lift installation was not inspected, tested or assessed by a specialist as part of this survey, and no comment can therefore be made regarding its mechanical condition, safety, reliability or statutory compliance. Your legal adviser should obtain and review current maintenance records, service contracts, inspection reports and any statutory certification to confirm that the lift has been properly maintained and meets applicable requirements.

Your legal adviser should also confirm with the managing agents that all common services and installations that may affect future service charges and running costs are subject to appropriate maintenance arrangements and are regularly inspected.



## G. GROUNDS

### Inspection Limitations

The inspection of the grounds was limited to those parts that could be readily accessed or seen within the curtilage of the property.

#### G1 - Garage

NA

N/A

#### G2 - Permanent Outbuildings and Other Structures

NA

N/A

#### G3 - Other

1

##### Communal

The communal grounds surrounding the block are enclosed by fencing and consist mainly of block-paved surfaces, with a landscaped area at the front and a lawned area at the rear.

The block has several designated on-street parking spaces at the front and gated vehicular access to the underground level. It is understood that the block contains waste storage areas and a cycle store room, but these areas were not accessible and were not inspected.

##### Condition

The communal grounds and external areas have generally been maintained to a reasonable standard. The landscaped areas are well kept, and the boundary walls and fencing appear to be in satisfactory condition. Accessible paved surfaces are generally firm and free from significant defects.

Responsibility for maintaining the communal external areas likely rests with the managing agent or freeholder, with the associated costs recovered through the service charge.

##### Action

No immediate action appears to be required. You should confirm your maintenance liability under the lease, as well as which areas and services you have access to during the conveyancing process.







## H. MATTERS FOR YOUR LEGAL ADVISER

### Regulation

Your legal adviser should confirm whether an NHBC or equivalent new-build warranty was provided, whether it remains valid, the expiry date, the extent of cover, and whether any claims have been made.

Your legal adviser should obtain and review any available installation certificates, commissioning documentation, safety certificates, servicing records and warranty information relating to the electrical, heating and hot water installations.

The building is predominantly faced in brickwork, with areas of render. No obvious combustible cladding systems were identified from ground level during the inspection; however, we did not investigate the external wall construction. Your legal adviser should confirm whether any external wall fire safety assessments, EWS1 documentation, or related remedial works apply to the building.

We understand that the property is Leasehold and your attention is particularly drawn to the attached appendix relating to Leasehold Properties, which you should read carefully. You are advised to ask your conveyancer to supply the information set out in this appendix.

Our desktop research indicated that the property is not in a conservation area.

The property is not listed with Historic England.

### Guarantees

Your legal adviser should obtain documentary evidence confirming the existence and validity of any guarantees, service agreements, or engineers' certificates, and ensure these documents can be transferred to you upon completion.

### Other matters

Your legal adviser should also confirm the following:

That the lease contains no unduly onerous provisions and that satisfactory arrangements are in place for the future management, maintenance and repair of the building.

The extent of maintenance liability for the building as a whole and other buildings forming part of the estate, and establish potential liabilities for service charges and other ongoing costs.

Confirm whether a sinking fund is in place and your expected contributions to it.

The position regarding any Section 20 or similar major works proposals that might affect the building and incur costs.

Confirm that the building managers have complied with all applicable statutory fire safety requirements and obligations, and that appropriate fire safety documentation and certification are in place for the communal areas.



Confirm that the building is covered by an adequate block buildings insurance policy for a sufficient sum and against the usual insured perils, including fire, impact, explosion, storm, flood, escape of water, subsidence, landslip and ground heave, bearing in mind that this property is in an area identified as being at high risk of surface water flooding.

Check the insurance claim history of the individual flat and the building as a whole.



## I. HEALTH, SAFETY AND ENVIRONMENTAL CONSIDERATIONS

### Fire Safety

#### Detection:

The property has a mains-operated, interlinked smoke alarm system covering all principal areas, including smoke detectors and a heat sensor in the kitchen. The units present were not tested during the inspection.

The kitchen heat detector has a damaged cover and should be replaced.

Detectors should be replaced in accordance with the manufacturer's instructions, usually every 10 years, and tested periodically.

#### Means of Escape

The subject property is situated on the first floor, with access via an internal corridor. The flat's entrance door is consistent with a fire-rated doorset.

Under Approved Document B of the Building Regulations 2010, a compliant escape window requires a clear openable area of at least 0.33m<sup>2</sup>, with a minimum width and height of 450mm each, and a sill height no more than 1,100mm above the finished floor level. Based on a visual inspection only, the windows appear to provide an escape opening of broadly adequate size. However, these were not measured, and their compliance as escape windows was not formally assessed.

The comments above do not constitute a full fire risk assessment. Your legal adviser should obtain the current fire risk assessment, evacuation strategy and relevant fire-safety information from the managing agent.





### Personal Safety and Security

The property's doors and windows have standard locks.

The internal communal areas are separated from the street by two sets of doors, both secured by fob access. CCTV is provided in the communal areas, and the flat has a video entry phone.

The video entry phone was not operational at the time of inspection. The vendor's representative advised that the unit is battery-operated and that the batteries may have expired. It is recommended to ask the vendor to rectify the issue and ensure that the entry phone is fully operational before exchange of contracts.

### Vermin

During our inspection, we found no vermin or obvious signs of their presence. However, evidence can be concealed behind fittings, appliances or stored goods, and infestations can occur at any point between the survey and your occupation, regardless of how clean the property is.

### Asbestos and Other Hazardous Substances

No materials commonly associated with asbestos were identified within the flat or the accessible common parts. The building was constructed long after the UK prohibited asbestos-containing materials (1999), so asbestos is highly unlikely. Lead water supply pipework is also not anticipated given the age of construction.

This inspection is not an asbestos survey or management inspection under the Control of Asbestos Regulations 2012, and no sampling or testing has been carried out to confirm the presence or absence of asbestos anywhere in the property.

Responsibility for the common parts rests with the freeholder or managing agent, who should be the dutyholder under the Regulations. We have not been provided with, or seen, any asbestos documentation for the building. If you wish to confirm this formally, your legal adviser can request any register or management plan held.



## Japanese Knotweed and Other Invasive Species

No Japanese Knotweed or other invasive plant species were identified within the communal areas at the time of inspection. However, Japanese Knotweed can be difficult to detect, particularly where it is mixed in with other vegetation, dormant or cut back, or located in areas with restricted access. Its absence cannot therefore be guaranteed. Adjoining land and neighbouring properties were observed only from within the property boundaries and accessible areas.

## Geology

Data published by the British Geological Survey indicates the property is founded on a shrinkable clay bedrock, London Clay. This ground type changes volume seasonally as groundwater content fluctuates, shrinking in dry weather and swelling in wet weather. This can cause damage to buildings and underground services, particularly during prolonged dry spells, and can lead to subsidence in some buildings. It is therefore important to keep drains near the building well maintained, avoid planting new trees close enough to draw moisture from the subsoil, and ensure any existing nearby trees are professionally managed, so that ground conditions remain as stable as possible.

No evidence of undue ground movement was noted during the inspection. As the building is likely insured under a block policy arranged by the freeholder or managing agent, you should ask your legal adviser to confirm that the policy covers subsidence, heave and landslip.

## Risk of Flooding

characteristics: Our desktop research indicates that the property is located in an area with the following flood-risk characteristics:

### Surface water

Current yearly chance of flooding: **High Risk**

Between 2040 and 2060: **High Risk**

High surface water flood risk means the location has a significant chance of flooding from rainwater that can't drain away quickly enough, rather than from a river or the sea.

It is particularly important to ensure that the building is appropriately insured, given the underground car park and any plant rooms or associated services at basement level, which may be more vulnerable to flooding and water ingress.

### Rivers and the sea

Current yearly chance of flooding: Very low Between 2036 and 2069: Very low

### Groundwater

The property is outside of a groundwater flood alert area.

The above information is based on desktop research and relates to the wider area in which the property is situated. It should not be taken as confirmation that the property itself has previously flooded or will flood. Further consideration should be given to the property's specific flood history, local drainage conditions and any relevant information available from the Environment Agency or the local authority.



## Radon

The property is in an area with a less than 1% chance of potentially high levels of radon gas that could affect health. Radon is a naturally occurring radioactive gas. It cannot be seen, smelled or tasted and requires specialist equipment to detect. It is produced naturally from rocks and soil found throughout the UK.

Radon maps can indicate whether a property is located within an area where radon levels are generally elevated; however, they cannot confirm whether an individual property is affected. Radon levels can vary significantly between neighbouring properties, so one property may be affected while another on the same street, or even next door, may not be.

Testing for radon requires specialist monitoring equipment. A domestic radon measurement can typically take several months to complete in order to provide a reliable assessment of long-term exposure.

Further information and guidance on radon, including details of testing, can be obtained from the UK Health Security Agency's UKradon service at [www.ukradon.org](http://www.ukradon.org) inside buildings. Ground-floor voids and basements are among the areas where radon can accumulate.

## Other

The property is located near a relatively busy road and near the XX and XX station, with associated traffic noise and air pollution likely to be more noticeable during peak periods.

Traffic noise was audible at the time of inspection but was not considered excessive. Noise levels can vary significantly with the time of day, day of the week and season. You may wish to visit the property at different times, including peak hours and evenings, to check whether noise from the nearby road or other local facilities would affect your enjoyment of the property.



## **J. REINSTATEMENT VALUATION**

A Reinstatement Cost Assessment has not been included in this instruction.



## K. APPENDICES

### Next Steps

Now that you have a clear overview of the property's condition and the likely repairs, the next step is to plan your decisions. This means arranging any specialist assessments, obtaining contractor quotations, and confirming the scope and cost of essential works. The aim is to reach a point where you have a complete, reliable grasp of the property's condition and the financial implications of putting it right, so you can proceed with confidence before making a final commitment to purchase.



#### Ask and Arrange

If anything in this report is unclear, or you're unsure what a finding means for you, get in touch. Reports are written in a formal, factual style that can feel a little overwhelming, so a quick chat can really help put your mind at ease.

It's also worth bearing in mind that repair costs can affect what you're prepared to pay for the property, so before contracts are exchanged, it's entirely reasonable to ask the current owner for access if a specialist needs to inspect something further, such as the services, the roof, or damp.



#### Understand Further Investigations

Recommendations for specialist investigations do not necessarily indicate that a defect exists. They are made where further expertise or testing is considered appropriate.

If we couldn't fully assess a defect or the condition of an element, we may recommend a further investigation to find its true extent. This can mean disturbing parts of the home, so it's worth discussing with the current owner, as costs can sometimes be high.

When we recommend this, your report will tell you what the affected element is, why it needs investigating, when the investigation should be carried out, and, broadly, who should carry it out.



## Repairs, Contractors and Statutory Consents

Some repairs require contractors with specific skills who are registered with the relevant regulated professional bodies, for example, electricians, gas engineers, plumbers, roofers, etc. Some remedial work may also require statutory consents, such as Building Regulations approval, planning permission from your local authority, or a party wall agreement. It's worth checking these requirements before work begins, and using competent, skilled and appropriately insured contractors to help ensure repairs are carried out to a good standard and any necessary consents are addressed.



## Get Written Quotations

Before you make a legal commitment to buy, get at least two written quotations for all the identified repairs and further investigations from experienced, properly insured contractors.

- Ask for references from previous customers
- Describe in writing exactly what you want done
- Get the quotation in writing
- Keep a note of every quotation you receive



## Plan Your Next Move

Once you have your quotations and a clear sense of the likely costs, it's time to decide how you want to proceed. This may mean renegotiating the purchase price, asking the seller to address certain repairs, or confirming that you're comfortable moving forward as things stand. The goal is to make a confident, informed decision based on the full picture, the survey findings, any specialist advice, and the costs of putting things right.



## AI Limitations and Interpretation Notice

If you use any AI tools to review or summarise this report, remember that it is based on a visual inspection carried out with professional skill and care, and is subject to stated limitations.

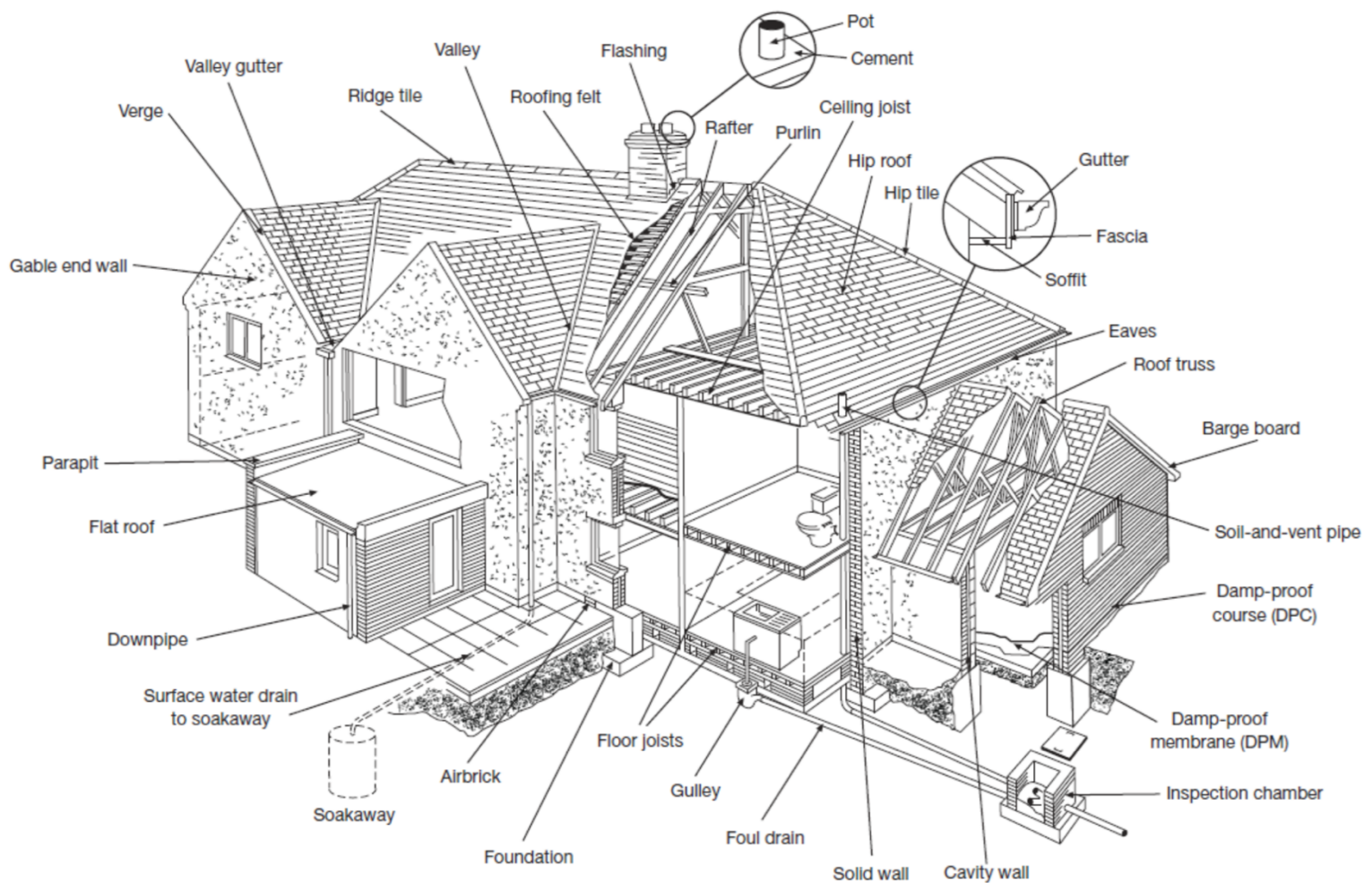
AI systems cannot fully grasp a property's physical condition, exercise the surveyor's professional judgement, or properly weigh the report's caveats. They may misread technical terminology, miss important details, offer generic advice that doesn't reflect the specific property, or draw incomplete or misleading conclusions.

AI-generated output should be used only as a supportive aid, not as a replacement for the full report or the surveyor's professional opinion. If anything appears unclear, inconsistent, or incomplete, please contact the surveyor directly for guidance.

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## Typical House Diagram and Glossary





| Term                             | Definition                                                                                                                                                                                                                               |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Airbrick</b>                  | A brick containing perforations or a grille-like opening, built into a wall to provide ventilation to an underfloor void, cavity, room or roof while maintaining the structural coursing of the wall.                                    |
| <b>Barge Board</b>               | Also known as a 'Verge Board'. A board, often decorative, fixed to the projecting edge of a gable roof (the verge) to conceal and protect the ends of the roof timbers, such as rafters and purlins, from the weather.                   |
| <b>Cavity Wall</b>               | A wall constructed of two separate leaves (typically brick and/or block) with a continuous air space (the cavity) between them, tied together with wall ties, designed to resist moisture penetration and improve thermal insulation.    |
| <b>Ceiling Joist</b>             | A horizontal member (timber, engineered or metal) spanning between walls or supports, fixed at ceiling level, used to support the ceiling finish and, in roof structures, to tie the feet of rafters together and resist outward thrust. |
| <b>Damp Proof Course (DPC)</b>   | A continuous layer of impervious material (e.g., bitumen felt, polyethylene, slate, or engineering brick) built into a wall to prevent moisture rising from the ground or passing between building elements                              |
| <b>Damp Proof Membrane (DPM)</b> | A continuous layer of impervious material (e.g., polyethylene sheet, liquid-applied bitumen, or similar) laid beneath or within a floor to prevent moisture rising from the ground.                                                      |
| <b>Downpipe</b>                  | A vertical pipe (e.g., cast iron, uPVC, or aluminium) that carries rainwater from a gutter down to a drain, soakaway, or other discharge point.                                                                                          |
| <b>Eaves</b>                     | The lower edge of a roof that overhangs the wall face, directing rainwater away from the building.                                                                                                                                       |
| <b>Fascia</b>                    | A board (e.g., timber, uPVC, or aluminium) fixed to the ends of rafters at the eaves, providing a fixing point for guttering and a finished edge to the roof.                                                                            |
| <b>Flashing</b>                  | A thin, impervious material (e.g., lead, zinc, bituminous, or cement strip) installed at roof junctions, abutments, or penetrations to prevent water ingress.                                                                            |
| <b>Flat Roof</b>                 | A roof with a low or minimal pitch (typically up to 10°), covered with a weatherproof material (e.g., felt, asphalt, fibreglass, or single-ply membrane) to shed water rather than allowing it to run off steeply.                       |



| Term                      | Definition                                                                                                                                                                          |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flaunching</b>         | A shaped fillet of mortar or cement, applied around the base of a chimney pot, to seal it, keep the pot in place, and shed water away from the flue.                                |
| <b>Floor Joists</b>       | Horizontal members (timber, engineered or metal) spanning between walls or beams to support the floor structure above.                                                              |
| <b>Foul Drain</b>         | A pipe or system designed to carry wastewater (e.g., from toilets, sinks, or baths) to a sewer, cesspool, or treatment plant.                                                       |
| <b>Foundation</b>         | The lowest load-bearing part of a structure, in contact with the ground, designed to transfer the building's load safely to the soil below.                                         |
| <b>Gable End Wall</b>     | The triangular, upper portion of an end wall, formed between the sloping edges of a pitched roof, often extending up from the eaves to the ridge.                                   |
| <b>Gulley</b>             | A trapped drainage fitting, set at ground level, that collects surface or waste water (e.g., from a downpipe or waste pipe) and discharges it into the underground drainage system. |
| <b>Gutter</b>             | A channel (e.g., uPVC, cast iron, or aluminium) fixed at the eaves to collect rainwater from the roof and direct it to a downpipe.                                                  |
| <b>Hip</b>                | The external, sloping edge formed where two roof slopes meet at an angle, running from the ridge down to the eaves.                                                                 |
| <b>Hip Roof</b>           | A roof with sloping ends and sides, all meeting at hips, with no vertical gable ends.                                                                                               |
| <b>Hip Tile</b>           | A specially shaped tile (e.g., bonnet or angular) used to cover and weatherproof the junction along a hip.                                                                          |
| <b>Inspection Chamber</b> | Commonly called a man-hole. An underground chamber, fitted with a removable cover, providing access to a drain or sewer for inspection, testing, or rodding.                        |
| <b>Parapet</b>            | A low wall, built above roof level along the edge of a roof, terrace, or balcony, often for safety or to conceal roof elements.                                                     |
| <b>Purlin</b>             | A horizontal, structural member (timber, engineered or metal) that spans between principal rafters or trusses to support the common rafters or roof covering.                       |
| <b>Rafter</b>             | An inclined structural member (timber, engineered or metal) extending from the wall plate or eaves to the ridge, providing primary support for the roof covering.                   |



| Term                       | Definition                                                                                                                                                                                              |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ridge Tile</b>          | A shaped tile used to cover and weatherproof the ridge, the horizontal apex where two roof slopes meet.                                                                                                 |
| <b>Roof Truss</b>          | A prefabricated, triangulated framework (typically timber, engineered, or metal) designed to span between walls and support the roof structure and covering.                                            |
| <b>Roofing Felt</b>        | A flexible, waterproof sheet material (e.g., bitumen-impregnated fibre or synthetic), laid beneath roof tiles/slates or as a covering itself, to provide a secondary barrier against water penetration. |
| <b>Soakaway</b>            | An underground pit or chamber, filled with rubble or fitted with a perforated structure, designed to collect and disperse surface or rainwater into the surrounding soil.                               |
| <b>Soffit</b>              | A board (e.g., timber, uPVC, fibre cement or metal) fixed to the underside of the eaves, enclosing the space between the fascia and the wall.                                                           |
| <b>Soil-and-vent Pipe</b>  | Typically a vertical pipe (e.g., cast iron, uPVC) that carries foul waste from sanitary fittings to the drain, while also venting foul air above roof level.                                            |
| <b>Solid Wall</b>          | A wall constructed as a single, continuous thickness of masonry (e.g., brick, block or stone), without a cavity, providing structural support and weather resistance through its mass.                  |
| <b>Surface Water Drain</b> | A pipe or system designed to carry rainwater and surface run-off (e.g., from roofs, gutters, and paved areas) to a soakaway, watercourse, or surface water sewer.                                       |
| <b>Valley</b>              | The internal, sloping junction formed where two roof slopes meet, channelling rainwater down towards a gutter or downpipe.                                                                              |
| <b>Valley Gutter</b>       | A lined channel (e.g., lead, felt, or GRP) formed along a valley, collecting and directing rainwater from the adjoining roof slopes.                                                                    |
| <b>Verge</b>               | The edge of a pitched roof at a gable, where the roof covering overhangs or meets the gable wall.                                                                                                       |