

RICS Home Surveys

RICS HomeBuyer Report (Level 2 Survey)

Address of Purchase Property

Client Name:

Name of Client

Date of Inspection:

00-00-0000

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Section A

Introduction to the Report:

This RICS HomeBuyer Report (Level 2 Survey) is produced by an RICS Surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The RICS HomeBuyer Report (Level 2 Survey) aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase 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.

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Report (Level 2 Survey)' towards the end of this report.

About the Inspection:

Surveyor's Name:	Surveyor's Name
Surveyor's RICS Number:	0000000
Company Name:	Stokemont
Date of the Inspection:	00/00/00
Report Reference Number:	SR0000
Related Party Disclosure:	None
Full Address and Postcode of the Property :	Address of the Property
Weather Conditions when the Inspection took place:	Clear and dry.
The status of the Property when the Inspection took place:	Vacant and unfurnished.

Approach to the Inspection:

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not, nor are we allowed to force, or open up the fabric.

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.

Within this report, we describe the parts of the property that has the worst condition rating first and then briefly outline the condition of the other parts.

How We Condition Rate the Property: RICS Condition Ratings:

The RICS Condition Ratings are described as follows.



No repair is currently needed. The property must be maintained in the normal way.



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.



Defects that are serious and/or need to be repaired, replaced or investigated urgently.



Not inspected

Stokemont's Cost Ratings:

To help you gain an informed understanding of cost in respect of each defect and issue our Surveyors' locate. We've included a cost rating chart setting out likely cost in an easy to follow: Low, Mid & High rating system.

We've classified these ratings as follows:



Low Cost

These are costs towards the lower end of the spectrum. We'd classify these as less than £1,000.00.



Mid Cost

These are costs towards the mid end of the spectrum. We'd classify these as £1,000.00 - £5,000.00.



High Cost

These are costs towards the upper end of the spectrum. We'd classify these as more than £5,000.00.



Not Applicable

There aren't cost considerations to take into account.

The cost classification we've provided is to give you a reasoned understanding of costs.

We'd advise that any defect and issues that our Surveyors' do note are costed through decorator and contractor quotation. This will ensure you're fully abreast of the financial impact required to remedy, make good and repair.

Important Points to Note:

The report covers matters that, in the Surveyor's opinion, need to be dealt with or may affect the value of the property.

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards.

We do not remove secured panels or undo electrical fittings.

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 are not able to assess the condition of the inside of any chimney, boiler or other flues.

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.

Please read the 'Description of the RICS HomeBuyer Report (Level 2 Survey)' (at the back of this report) for details of what is, and is not, inspected.

Our Overall Opinion and Summary of the Condition Ratings:

This section provides our overall opinion of the property and summarises the condition ratings of the 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.





To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our Overall Opinion of the Property:




After my inspection, I discovered several issues with the property, including dampness, defective windows, internal alterations, a defective roof covering, and a potential unapproved loft conversion. All of these findings have been discussed in detail in the report.

To ensure that the property is fit for purpose, it needs attention, consideration, and investment. A complete renovation is necessary. If you have already accounted for the high estimated cost associated with these repairs, there is no reason why you should not proceed with the purchase.

Our Overall Condition Ratings of the Property:

Condition Rating:	Section of the Report:	Element number:	Element name:
	Outside the Property	D1	Chimney stacks
		D2	Roof coverings
		D3	Rainwater Pipes and Gutters
		D5	Windows
	Inside the Property	D6	External doors
		E1	Roof structure
		E2	Ceilings
		E3	Walls and partitions
		E4	Floors
		E6	Kitchen
		E7	Woodwork
	Services	E8	Bathroom fittings
		F3	Water
		F4	Heating
		F5	Water heating
	Outside the Property	D4	Main walls
		D7	Conservatory and porches
	Inside the Property	E5	Fireplaces, chimney breasts and flues
	Services	F1	Electricity
		F2	Gas/Oil
	Grounds	G	Grounds
		G1	Garage
	Outside the Property	D8	Other joinery and finishes
		D9	Other
	Services	F6	Drainage
		F7	Common Services
	Grounds	G2	Outbuildings & other structures
		G3	Other

Our Overall Cost Ratings of the Property:

Cost Rating:	Section of the Report:	Element number:	Element name:
	Outside the Property	D1	Chimney stacks
	Inside the Property	D2	Roof coverings
		D5	Windows
		E1	Roof structure
		E2	Ceilings
		E3	Walls and partitions
	Outside the Property	D4	Main walls
	Inside the Property	E4	Floors
		E6	Kitchen
		E8	Bathroom fittings
	Outside the Property	D3	Rainwater Pipes and Gutters
	Inside the Property	D7	Conservatory and porches
		E7	Woodwork
	Services	F3	Water
		F5	Water heating

Section C

About the Property:

Type of Property:	Terraced type, mixed use.
Approximate year the property was built:	Turn of the century.
Approximate year the property was extended:	I would recommend that all relevant Planning portals, as well as the lease, are reviewed in this respect.
Approximate year the property was converted:	Not applicable.
Information relevant to flats and maisonettes:	I would advise looking into whether there is a sinking fund in place for the overall upkeep of the external and communal parts. I would also make enquiries to identify the lease length, service charge and ground rent for the premises.

Accommodation:

Floor	Living Rooms	Bed Rooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
First	1	3	1		1			1
Second								

Construction:

The property would most likely be of solid brick construction, judging by the construction of adjoining properties. However, at the time of the inspection, the property was coated with rendering, and sits beneath a pitched roof with plain clay tiles.

Energy:

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy Efficiency Rating:	D
Environmental Impact Rating:	3.9 tonnes of CO2

Mains Services:

The marked boxes show that the mains services are present.

Gas:	✓
Electric:	✓
Water:	✓
Drainage:	✓

Central Heating:

The marked boxes show that the mains services are present.

Gas:	✓
Electric:	
Solid Fuel:	
Oil:	

Grounds:

The property is located on Property Road. Property Road is a busy, two road highway.

The property benefits from off-street parking within a private drive towards the front of the property.

The road is an un-permitted parking area, however parking is restricted as there are only a few spots where safe parking could be achieved.

The subsoil on this ground would be yellow clay, not more than a foot thick. Clay soils of this type absorb water but have poor drainage.

Please take this into consideration when it comes to any potential gardening endeavours as plant roots can be deprived of oxygen from water-laden clay soils.

I would suggest adding organic matter and sand to the soil to improve soil structure for plant growth.

Location:



The nearest tube station is Finchley Road Station which is on the Jubilee and Metropolitan line and located within 0.2 miles from the property.



The nearest School is South Hampstead Junior School which is 0.2 miles from the property.



The nearest food shop is Waitrose & Partners which is located 0.2 miles from the property.



The nearest hospital is the Royal Free Hospital which is located 0.9 miles from the property.

Local Environment & Facilities:

Finchley Road is a catch-all name term for the area between Hampstead-on-the-hill and West Hampstead. The Finchley Road itself is at the centre of the area and one of London's main arterial roads.

The property is well situated for the excellent shopping facilities of the O2 Centre, Finchley Road, Hampstead Village and the transport links of Finchley Road (Jubilee Line/Metropolitan Line/Overground) West Hampstead (Jubilee Line) and Hampstead (Northern line).

Section D

Outside the Property:

Limitations to inspection:

None.

D1 Chimney Stacks:



Brickwork, London stock solid construction. The front face of the chimney stack appears to have been partially repointed at some point in the past.

There are also signs of undulation and movement towards the upper section of the stack itself where it adjoins the flaunching.



The chimney stack movement is a relatively normal thing as they tend to get the full brunt of the weather. In this case, while there are historic signs of issue, it doesn't appear to be untoward and would be relatively normal considering the age of the property.

Flashing to the chimney stack is a lead type. This appears to be quite crudely dressed over the roof itself, and in my opinion, hasn't been done very well and could have been done in a more aesthetically pleasing way. That being said, the flashing does appear to be sufficient and doesn't appear to be lifting or bulging at the time of inspection.

The chimney pots are concrete towards the front, clay towards the rear. Aside from light weathering, these appear to be all intact and free from any splits or breaks.

The flank of the chimney stack is fully covered with cement render. This is weathered, although generally speaking appears to be in a fair and reasonable condition.

Cement render to a chimney stack is likely going to require some maintenance and potential replacement in the near future. Therefore, you may want to budget in natural repairs should you proceed with the property over the tenure of its life.

The chimney stacks on the rear elevation appear to be in a similar condition to the front.

The pots are noticeably leaning at the rear, giving the appearance that stack is out of vertical, however this doesn't appear to be the case and is likely the result of the chimney pots losing their bedding into the flaunching.

The stack is standing firm and free from a lean. However, the flue at the head of the stack may be of an asbestos type. A roofer can confirm this during further investigation. If it is an asbestos type, it should be removed by an asbestos specialist.



There are three more stacks visible from the roof terrace at the rear of the property. All stacks are displaying spalling, missing areas of pointing, defective flaunching, cracked and spalling pots, and have reached the end of their useful life.

D2 Roof Coverings:



Roof coverings to the front elevation are what appear to be original slate tiles.

The slate tiles are severely weathered with signs of moss and lichen growth noted throughout. The tiles also appear to be showing signs of delamination throughout, and it is my opinion that the tiles have likely reached the end of their useful life.



I would advise budgeting for replacement of tiles shortly after the sale of the property, as it is likely they are at the end of their useful life and will require action in the immediate future.

I would advise that in advance of the purchase, that a roofer puts a roofer's ladder up there so a full inspection can be undertaken to ascertain if it is any worse condition than the front and rear pitches.



The roof to the rear extension, the fascia board towards the flank of the property itself, where it adjoins the semi-detached property, is showing signs of weather ingress and the fascia boards themselves are also showing signs of blistering and peeling paint throughout.

This will need to be partially cut away and replaced with new timbers, or potentially replaced in the entirety of the fascia board to ensure longevity and a waterproof finish.

There is a flat roof to the rear extension, as seen from the first floor rear bedroom. This is a bitumen mineral felt type, fully covered with shingle. These shingles are used to enable water to safely evaporate in the summer months as the shingles heat up and the water evaporates.

This appears to be in a generally fair condition. There are signs of some balding noted to the outer perimeter of the roof where the mineral felt was visible, and it could be that the roof itself requires some maintenance. I would enquire with your solicitor as to when these works were done, as if it is more than around 5 years, the reality is that within the

next couple of years at the very least, there will be piecemeal repair and potentially replacement of the roof required.

The flashing at the junction of the neighbouring property is a lead type, and has slight lifting at the junctions of one section to another. These will need to be carefully reinstalled and pressed firmly against the material beneath to ensure a weatherproof and tight finish.

D3 Rainwater Pipes and Gutters:

3



Rainwater pipes and gutters are uPVC plastic type and appear to have been replaced at some time in the near past.



At the time of inspection, these appeared to be level throughout and free from any signs of leaks or issue noted.

The soffit beneath is a timber type and was showing signs of blistering and peeling paint noted throughout, prominent to the rear left side and front left corner of the property. It is likely that these soffits will need to be treated and painted to ensure their longevity and reduce the chance of water ingress to the property itself.



The rear rainwater gutter has been installed whereby it rests under the gutter to the other semi-detached property.

This is not an ideal solution and will likely result in water pooling or pouring off the gutter itself, which could likely result in damp ingress.

I would suggest that this is inspected by a competent roofer to advise further as to a suitable solution with regard to this.



The pipes to the flank of the ground floor extension, the gutter clip has broken free toward the rear of the pipe run.

This will need to be replaced and I would advise that these are boxed in to ensure they are free from knocking and possible impact damage.

D4 Main Walls:



Main walls are brickwork London stock solid construction.

The brickwork appears to have been repointed with a weather struck style of pointing which is appropriate for the type.

The rear extension has a different brushed type of pointing and ideally, this should have been done in the same weather struck style to ensure the impact of water ingress is as low as it can possibly be.

To the flank wall there appears to be an area of replaced brickwork, whereby it would appear a new window has been installed. This could have also potentially been a door in

years past, and you may want to enquire with your solicitor as to whether any structural alterations have taken place within the property.

The window itself has a concrete lintel above and appeared to be in a fair and reasonable condition at the time of inspection and free from any defects. You may wish to enquire with the Local Authority and Building Control to ensure that if this was an addition, that it has the necessary Planning and Building Control sign off.

The rendered plinth on the flank wall is weathered, and at the front section of replaced air vent, it is debonding and splitting/stripping away. This will need to be replaced in the immediate future and necessary budget should be taken into account for this.

The damp-proof course is visible at the junction of the rear wall of the house and extension.

The damp-proof course sits approximately 5cm above the junction of the ground which is an insufficient gap and width to stop damp and water from rising up through the flank wall itself.

I would recommend that a retrospective injection damp-proof course is installed along the perimeter of the walls or alternatively, the ground towards the flank passage of the house is lowered to ensure a minimum of 200-300mm gap, thereby ensuring that damp and water cannot penetrate on the internal property itself.



There appears to be a number of retro-fit circular core drilled air vents that have been inserted into the front and flank walls of the property.

These would not be original and do not appear on the neighbouring structures, and it is my opinion that this is likely a retro-fit attempt to increase the airflow to the property, and reduce the chances of damp.

You should make enquiries with your solicitor as to what these retro-fit vents were for, and when they were installed.



To the flank of the property, there are loose wires from the neighbouring property, which are protruding onto the demised area of the subject property. These should be clipped away neatly.



There are historic fixture holes noted on the wall surface. These areas should be filled with render and painted over.

To various sections of the external decorative moulding, the moulding has deformed and deteriorated and will need to be filled and made good.

D5 Windows:



The majority of the windows throughout the property are of a UPVC type, with double-glazing.



Intermittently, glazing has blown. Handles are defective and non-operational. Duct tape has been utilised to seal junctions, which is unconventional.

These windows will need to be overhauled and replaced.



Within the reception area, there are timber-framed casement windows with single-glazing.

At the time of the inspection, a number of these windows were opened, could not be pulled shut, and were defective. These windows should be replaced.



The glazed roof of the reception area has cracked. Unfortunately, there is no easy way to address this, and the defective glazing will need to be replaced.

Furthermore, it should be noted concerning the aforementioned defective timber-framed windows, given that these are the only windows within the reception, and this would be the only way to ventilate the reception, therefore it's important that this is addressed should you proceed with the purchase.

The windows are modern uPVC type and looking at the etching on the panes, is a Sola Glass type. Windows appear to have been recently installed, and I suspect will have some form of FENSA warranty in place.

I would advise making enquiries with the sellers to ascertain if indeed that is the case, and as well as any contractor's installation warranty that may exist. Some of the window sills were missing the outer edge covering to the window sills.

These will, over time, allow pests to build up and can be a mucky clean, and I would therefore advise that these are filled in with the appropriate end caps.



Some of the windows have trickle vents which is favourable as it ensures that airflow can naturally move through the property without windows being open, reducing condensation build up within the demise itself.

D6 Outside Doors (Including Patio Doors):



The main entrance door is of a timber type, and could benefit from repainting. However, the door was operational.

The door to the outside roof terrace is of a UPVC type, double-glazed. Glazing was intact. However, the door did not catch and close, and the locking mechanism would need to be adjusted to address this.

D7 Conservatory and Porches:



The front porch area has been maintained to a fair standard. However, there is an area of colouring noted to the left side of the opening. This should be cleaned away and repainted.

Furthermore, there isn't a porch light, this should be installed to increase the security credentials and general access ability during night time.

D8 Other Joinery & Finishes:

3



At the front, there is a timber panelled fence with concrete posts towards the flank of the property. This appears to have been set well and all the posts were firm when tested, and the panels equally firm.

Aside from general weathering, these are generally in acceptable condition.



There is a brickwork London stock single skin construction wall, this is significantly weathered. While the wall does have four respective buttresses, which given its length will provide sufficient support. It is showing signs of significant weather ingress throughout, lichen and moss growth throughout, and will likely require some maintenance and repair immediately.

The metal railing to the midsection of the wall is also significantly weathered, with the paint having blistered and peeled off.



The central pier/buttress, the upper section of the brickwork is loose when tested and is not held in place firmly. This is a danger and will need to be bedded in with suitable cement.

At the rear, there are timber fences with a mix of concrete posts, and timber posts to the left and right of the garden.

The fence to the flank of the summer house is severely weathered and is seemingly installed to ensure that the tenant's pet doesn't escape the rear of the property.



The fence beyond that point has fallen over and has reached the end of its useful life. This will need to be replaced in due course, and would therefore advise budgeting for the costs of an experienced contractor or fencer to visit and correctly install any fence.

There is a gate which runs down the flank passageway of the house and the lock on the rear of this was closed, and it is a combination type, for which I did not have the combination and could not therefore test whether this gate operated and worked functionally. I would advise that if this is of significant concern, this should be checked in advance of the purchase.

D9 Other:

2



The driveway to the front is concrete paving slabs. The slabs appear to be undulating throughout, with a number sitting proud. These will likely require re-laying in the near future to ensure a level and smooth finish.

In the rear garden, there is a timber summerhouse/garden room structure. This does appear to be weathered, and I would advise that you account for continual maintenance of this type of structure.

Within the garden itself, the ground is a mix of concrete paving and artificial grass. Both appear to be in a fair and reasonable condition and there weren't any signs of issue or defect noted.

Section E

Inside The Property:

Limitations to inspection:

I was not able to fully inspect the loft hatch, as the loft void was not boarded.

E1 Roof Structure:



The roof structure is timber framed type. There is sarking felt visible beneath the outer slate roof covering and internal area of the roof void. The party wall appears to have been built up in breeze blockwork.



I did note a couple of different wasp's nests within the loft area which is normal for a property, however, it is worth noting that wasp's nests are seasonal and a nest will be used once and therefore this could be an ongoing issue.

It is also worth noting that I did locate a wasp on the first floor level which was dead and that is usually a sign that there is an ongoing wasp/pest problem.

The roof itself has insulation, however this is of the old fashioned type, and outside of a head and shoulders inspection, I was unable to fully inspect this area as it would not be safe to walk on the ceiling joists as safe inspection would not be possible given the density of the insulation itself.

Where visible, the roof does appear to be free from any defect, and there are certainly no signs of any water staining noted on any of the timber members, the party wall or any of the sarking felt.

The sarking felt is firmly fixed, and there doesn't appear to be any signs of rucking noted.

E2 Ceilings:



The ceilings throughout the property are of a plasterboard type, skimmed and painted. Generally, throughout the property, there are splits and cracks in the ceiling surfaces.



This is relatively conventional for a property of this age and can be addressed by cutting these areas out to a wider width, filling them with plaster, skimming and painting over them.



There are also general areas of staining, flaking and blistering on the ceiling surfaces. This is to be expected, given the current condition of the external roof coverings, causing saturation to the plaster, through moisture and water ingress.

Once the external roof coverings have been overhauled and replaced, this would address the issue internally. It should be noted that during the wetter months, this is likely to worsen until the external roof covers have been overhauled and replaced.



Ceilings are a mixture of plasterboard, skimmed and painted, and embossed paper and painted. Overall, the ceilings appear to be in a relatively fair condition. They could do with slight decorative upgrade.

Within the kitchen, there were intermittent scuff marks noted to the ceilings. This is likely through general wear and tear and usage of the property.

In the living room, some of the paper joints to the ceiling are debonding and sitting proud. These will likely worsen over time and could require some piecemeal repair in future.

The smoke alarm in the first floor hallway appears to have been disabled. I was unable to locate a smoke alarm in any other rooms within the property, and I would advise that you make enquiries as to where smoke alarms should be installed with the local Health & Safety Officer to ensure that the property is sufficiently protected against any potential issue of fire.

The kitchen spotlight nearest the fridge flickers when in use and it could be that the transformer has reached the end of its useful life. I would enquire at the same time you have an electrician inspect the RCD unit that you have them inspect this to confirm if it is just a defective bulb, or whether the transformer requires replacing and updating.

E3 Walls & Partitions:



The walls throughout the property are a combination of solid brick construction and timber stud work, plastered and painted, with tiling to various sections.



Generally, throughout the property, there are scuff and traffic marks noted on the walls, which is generally conventional for an occupied property. This could be addressed by cleaning these areas away and painting them over.



Generally, throughout the property, there are splits and cracks noted to the wall surfaces, more prominent at the junction where walls meet adjoining walls.

This is relatively conventional for a property of this age and can be addressed by cutting these areas out to a wider width, filling them with plaster, skimming and painting over them.



In various areas within the property, there was various blistering and flaking to the plaster finish, predominantly due to the aforementioned failed roof coverings.

When these areas were probed with the Protimeter, I was able to obtain a red reading, which confirmed the presence of moisture.



A further area of staining was noted within the left front room to the bay area. When probed with the Protimeter, I also obtained a red reading which confirms the presence of moisture.

From my observation of the external parts, this was most likely due to the failed external sill and rendering, all of which will need to be addressed.



Protimeter tests were undertaken throughout the property, and I was able to obtain red readings throughout, which all would be due to the aforementioned defects, such as the failed external sills, rendering, failed roof coverings and also the insufficient number of radiators throughout the property, which are not fit for purpose and are too small in size, relevant to the rooms.

In terms of your request in respect of which may or may not be structural, in this case, this has been such a significant amount of modernisation and adjustment to the property, it is very difficult to ascertain and provide clear advice on this. Certainly, the stud work walls would appear to be non-load-bearing. However, I would advise that suitable engineer's visit.

They will likely need to undertake some form of opening up and destructive investigation, to confirm the fabric and build-up of the walls behind the plasterboard skimmed surface.

Damp

We've included the Protimeter ratings for your further information:



Wood Moisture Equivalent:

6	8	10	12	14	16	18	20	25	30	40	50	60	70	90

Dry Reading

Damp Reading

Cracks

Cracks are a relatively common defect to properties and find for our Surveyors to locate, we've included a little more information on cracks as per the BRE's guidance.



BRE Digest 251 Assessment of Damage in Low-Rise Buildings

0	1	2	3	4	5
Hairline cracks less than 0.1mm	Fine cracks of up to 1mm	Crack widths up to 5mm	Crack widths of 5 to 15mm (or several of e.g. 3mm)	Extensive damage, cracks 15 to 25mm	Structural damage, cracks greater than 25mm
No action required. Hairline cracks are classed as negligible.	Fine cracks can be treated easily using normal decoration.	Cracks easily filled. Recurrent cracks can be masked by suitable linings.	Cracks that require some opening up and can be patched by a mason.	Extensive damage which requires breaking-out and replacing sections of walls, especially over doors and windows.	Structural damage that requires a major repair job, involving partial or complete rebuilding.

E4 Floors:



The floors throughout the property are a combination of suspended timber boards, vinyl sheeting and ceramic tiles.



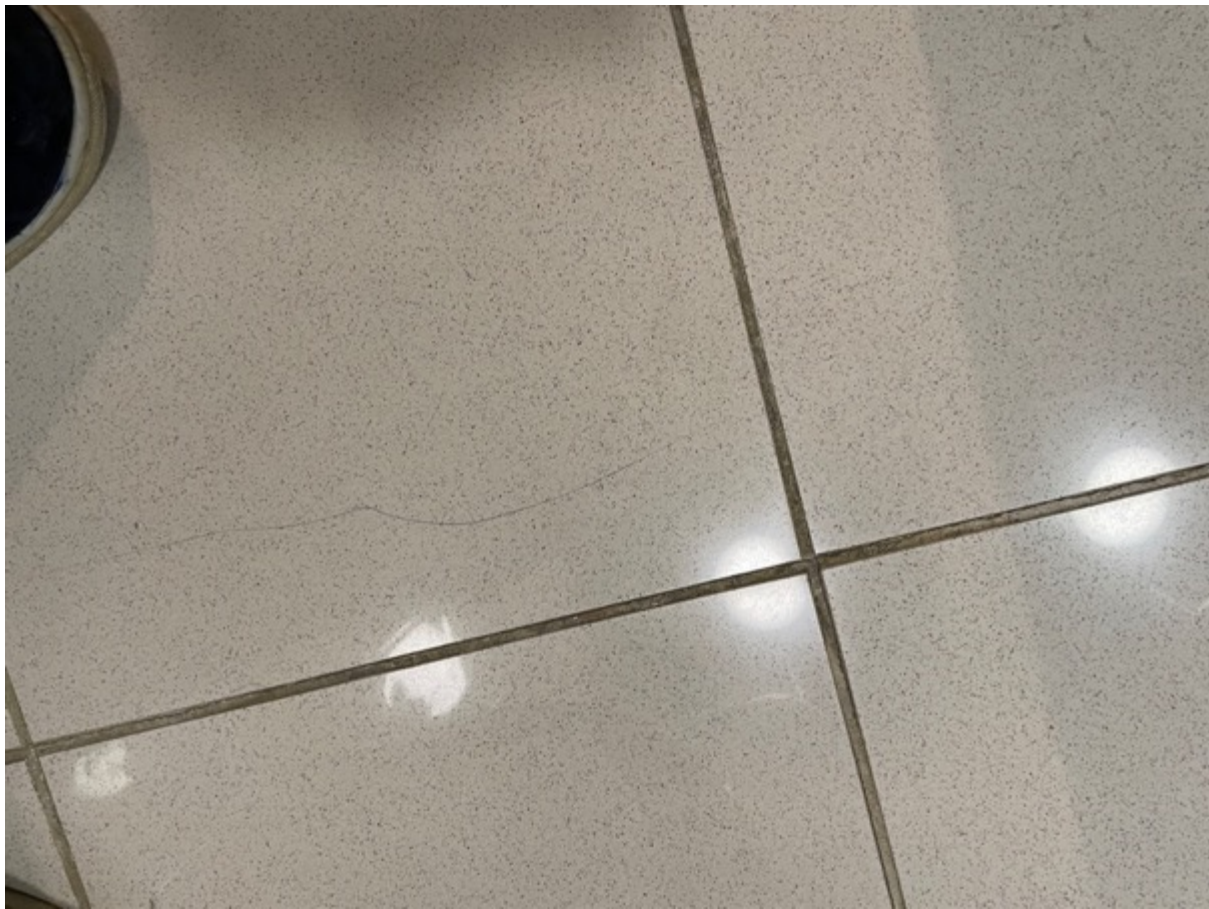
There are various gaps in between the floorboards, which will need to be sealed to avoid heat loss, dust build-up and pest infestation.

Furthermore, a number of the floorboards creak and will need to be screwed in place firmly.

Generally speaking, floorboards have been maintained to a fair standard. However, you may want to consider overlaying the floorboards with additional wood or engineered wood.



There is also carpet to the entrance staircase, which is stained intermittently and has reached the end of its useful life and requires replacing.



The ceramic tiles within the bathroom have cracked. Furthermore, the grouting has popped away intermittently.

Unfortunately, regarding the cracked tiles, there is no easy way to address this, and the defective tiles will need to be replaced due to the popped-away grouting.

These areas will need to be filled to allow for a sufficient barrier.



Within the kitchen, there is a mismatch of tiling, which is unsightly. Unfortunately, a like-for-like replacement will likely be hard to find.



On all timber floors, predominantly on the first floor level, there are signs of historic infestations, whereby it appears to have been some form of woodworm, or woodboring beetle, or weevil problem.

It is hard to tell whether these are historic issues, or whether this is live, as there was no sign of any frass or signs of it being a live infestation.



To the ground floor, the central wooden board, approximately 2.5m from the junction of the entrance, has been screwed down, and the screws themselves were sitting proud from the ground.

These are a safety hazard and you could easily catch your toe on these, and I would advise, that if you do proceed with the purchase, that these are recessed into the board itself and infilled to ensure a smooth and neat finish.

E5 Fireplaces, Chimney Breasts & Flues:



Chimney breasts are still in situ and in the rear bedroom, these have been covered over with the fitted wardrobes. In the front bedroom, this has just been boarded over with what sounds to be a lightweight timber panel.

Chimney breasts are still likely operative, albeit they will likely be very full with detritus and soot build up.

There is a woodburning stove in the ground floor reception room. In advance of using the woodburning stove, I would advise that a chimneysweep visits and sweeps the flue to ensure it is free from any soot and detritus build up.

The rear chimney breast appears to have been removed in the ground floor reception room, however, there does not appear to be a visible support, such as a gallows bracket or beam, off the front or rear wall.

I would make enquiries with the solicitor as to whether these works were done in accordance with Building Control requirements, and whether the necessary Building Control signoffs were in place.

E6 Kitchen:



Fitted Kitchen

The kitchen appears to be a modern type with a laminate worktop.

Kitchen doors operated smoothly. The doors beneath the sink did bind when opening and closing. This will likely require adjustment at the hinges.

Some of the doors were slightly stiff when opening and closing, and the doors to the right of the kitchen extractor fan also were binding when opening and closing.

The fitted cabinet to the right of the extractor fan is an awkward type as its operation is affected by the placement of the door handles and the location of the extractor fan itself.



A number of the fitted cabinet doors had dropped from their fixings. To address this, the hinges would need to be adjusted.



The cabinet door to the underside of the sink binds against the dishwasher. To address this, you can either install a smaller door and larger plinth or relocate the dishwasher.



I was able to locate a gas meter to the underside of the sink. This is an unconventional location for a gas meter.

It would be advisable to have the gas meter relocated to the front areas of the property.

The shelf to the underside of the sink has failed and will need to be replaced, as the laminate covering has pulled away, indicating water ingress from a potential leak from the sink above.



As previously confirmed, a plumber should visit to investigate further.



The washing machine waste feed pipework has been mounted to the wall. This is unconventional. You may want to consider having this reconfigured.



The trim to the tiled splashback has pulled away. This will need to be made good.

E7 Woodwork:



All internal doors are of timber type. The majority of the door handles are defective, with the bathroom door being made good to a DIY standard.



This will need to be addressed.

There are also a mismatch of door handles throughout. This will need to be addressed, to allow for a conformed uniform finish throughout.



The services cupboard is missing a door handle, and this will need to be replaced.

E8 Bathroom:



The bathroom appliances are dated and should be replaced. Furthermore, a number of the fixtures have been damaged and will require replacement.

The respective taps were tested. I was able to obtain a low water pressure.

This should be addressed as per previous advice.

Furthermore, I was not able to obtain a hot reading from the taps.



Some tiles to the perimeter of the bathroom have cracked. Unfortunately, there is no easy way to address this, and the tiles will need to be replaced.



The toilet seat has come loose from its fixture and will need to be firmly fixed back in place.



The current air vent within the bathroom is more or less just a hole in the wall. This will need to be addressed.



Furthermore, the distance between the toilet and the bathtub is relatively narrow. This should be taken into consideration, should you proceed with the purchase, as I suspect the majority of individuals would not be able to comfortably utilise the toilet facility.

E9 Other:



Doors

Doors are the old fashioned type, with latches.

Doors on the first floor, whilst they are operating smoothly, there are gaps at the head and base of the door, which will likely allow sound to move easily between the rooms.

You may want to consider installing new, modern doors to prevent sound and heat transmission.

Ground floor kitchen door is a timber framed, single-glazed type. The glazing does not appear to be safety type.

Safety glass is recommended as it is tougher and more robust than normal glass and prevents shattering and smashing which can be used through the normal operation of the door.



Bathroom door is a timber framed, single-glazed type. Glass does appear to be toughened type, however you may want to enquire as to when it was installed and the specification to reassure yourself.

The door does bind when in operation and requires removing from its hinge and re-planing to ensure a smooth fit and operation.

The bathroom door does not have a locking mechanism, which effectively means that when someone is in the bath, it cannot be locked. You may wish to consider installing a lock to ensure a conventional door is in place.

Section 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, or meet modern standards.

Limitations to inspection:

None.

F1 Electricity:

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.





The RCD units and electrical meter are located within a timber cabinet by the entrance door to the subject property. The inspection sticker confirms that the next recommended inspection be undertaken on 13th November 0000.

In the bedroom, there are two double sockets. In my opinion, this is insufficient for modern day use and you may wish to consider having more sockets installed.

The television aerial cover towards the front of the property is missing, meaning that the wires are exposed and unprotected.

This could result in issue with television aerial network being affected and I would suggest you have this inspected by an electrician or TV service provider.



I would advise and NICEIC engineer visits and advisers on the installations.

The NICEIC ensures that its members have systems are in place to ensure that any businesses registered with them and their employees are competent to undertake work that they are contracted to complete.

Businesses on their registers have chosen to undertake an assessment looking at their policies, procedures and the technical competency of their work.

F2 Gas/Oil:

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.





The gas meter is located to the underside of the kitchen sink.



I would advise that a Gas Safe engineer visits to ascertain if the installations are in accordance with current health and safety and Gas Safe standards.

Gas Safe Register is the official list of gas businesses who are registered to work safely and legally on boilers, cooker, fires and all other gas appliances.

By law all gas engineers must be on the Gas Safe Register. Trust the Triangle. Gas Safe Register replaced CORGI as the gas registration body in 2009.

F3 Water:



At the time of inspection, all taps were tested and were giving a good pressure, and both hot and cold water without issue.

I was not able to locate the stopcock despite looking beneath the sink, beneath the stair cupboard, and in the front cupboard to the right of the chimney breast.

I would advise you make enquiries to confirm the location of the stopcock.

There were two access hatches at the front of the property, adjoining the street. It may be that the stopcock is located in one of those.

Further enquiries should be made with Thames Water to ensure you are fully aware of these.

F4 Heating:



Heating is provided by a Vaillant boiler located within the services cupboard. At the time of the inspection, I was able to obtain a warm reading from the radiators.



However, as previously confirmed, the current radiator fixtures are not fit for purpose, as they are too small for the rooms that require heating.

Furthermore, at the time of the inspection, the boiler was making louder than conventional sounds, which indicates the requirement for maintenance or replacement.



I also noticed a strong smell from the service cupboard, which could potentially be due to a dead rodent. Further investigations from a pest specialist would be required.

F5 Water Heating:



At the time of the inspection, I was not able to obtain a warm reading from the taps. This will need to be addressed as per previous advice.



The stopcock appears to be located within the reception room adjoining the bathroom.

F6 Drainage:



All taps were turned on and water appeared to drain efficiently, without any build up. It may be sensible to have a CCTV drain survey undertaken in advance of proceeding with the purchase to ensure that you are fully aware of the condition and state of the drains, thereby ensuring there are no ruptured issues.



The bathroom drain, when emptying, did return with a gurgling sound. You may want to have this inspected by a plumber to rectify the issue.

The bathroom toilet, when the flush is operational, it does not appear to be that strong, and it could be that the cistern is defective. You may wish to consider having a plumber look at this to ensure that when the toilet is in operation and use, that there is sufficient pressure to remove waste.

F7 Common Services:



Within the communal areas running up to the flat itself, there were a number of other flat and occupant items including shoes and bicycle scooters.

I would advise that you make enquiries as to whether these have the right to be there, as dark at night it could be a sign of a tripping hazard, as well as generally being towards the unsightly end of the spectrum.



Section G

Grounds (Including Shared Areas for Flats):

The grounds are in good order.

Limitations to inspection:

There are no limitations to my inspection.

G1 Garage:

The garage to the flank appears to have been rebuilt at some point. I would advise making enquiries in respect of the Planning permissions and Building Regulations certificates in that regard.

To the garage itself, as aforementioned, the door is operational and overall, for a garage, it was in a fair condition with no signs of any issues to note.

G2 Outbuildings & Other Structures:

None.

G3 Other:



There are no other matters.

Section H

Issues for your Legal Advisers:

We do not act as 'the 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, check whether there is a warranty covering replacement windows).

H1 Regulation:

I would advise that enquiries are made to ascertain whether all statutory Building Regulation and Planning Consent have been obtained for the loft conversion and extension at ground floor level.

H2 Guarantees:

You should enquire whether there are any guarantees in place for the Vaillant boiler, and any other installations.

H3 Other Materials:

There may be an asbestos flue to the head of the front right chimney stack.

Section 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, having existed for some time and which cannot be reasonably changed.

I1 Risks to the Building:

The mature trees to the perimeter of the property, as well as the internal alterations discussed within this report.

I2 Risks to the Grounds:

Mature trees.

I3 Risks to People:

Internal alterations discussed within this report and the narrowed staircase up to the loft room.

I4 Other:

Whilst on the roof terrace, I was able to locate a number of air-conditioning units to the neighbouring property. Once these are operational, they may be loud and cause a nuisance.

Section J

Surveyor's Declaration:

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

.....
Surveyor Name

RICS Number: 00000000

For and on behalf of:

Stokemont

22-25 Portman Close,
Marylebone,
London
W1H 6BS

020 8016 5700

info@stokemont.com

www.stokemont.com

RICS Disclaimers:

- 1) This report has been prepared by a Surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these.

For his or her 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 his or her 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

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

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

Please read the 'Description of the RICS HomeBuyer Report (Level 2 Survey)' (at the end of this report) for details of what is, and is not, inspected.

What To Do Now:

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

Here at Stokemont, we'd advise that the starting point for quotation is from recommended contractors that can often be obtained through friends, family and contact.

However, we'd also advise seeking input from contractors who are members of trade governing bodies. We tend to favour:



The Federation of Master Builders (FMB) which is the largest trade association in the UK construction industry, representing the interests of small to medium-sized building companies.

The FMB is governed and run by members for members, with support from a Senior Management Team. This ensures its members are checked, in our opinion ensuring their fit for purpose.

Further Investigations:

If the Surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the

property fully, the Surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who You Should Use For These Further Investigations:

You should ask an appropriately qualified person, though 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.

What The Further Investigations Will Involve:

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

When To Do The Work:

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

2

Condition Rating 2

Repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

3

Condition Rating 3

Repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Section L

Description of the RICS HomeBuyer Report (Level 2 Survey) Service:

The RICS HomeBuyer Report (Level 2 Survey) Service includes:

- An inspection of the property (see 'The inspection').
- A report based on the inspection (see 'The report').

The Surveyor who provides the RICS HomeBuyer Report (Level 2 Survey) 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 account of any repairs or replacements the property needs; and
- Consider what further advice you should take before committing to purchase the property.

The Inspection:

The Surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric.

This means that the Surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the Surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

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.

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

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, he or she should recommend a further investigation.

The Surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption.

However, if the inspection shows that these 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.

With flats, the Surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment.

The Surveyor does not consult the dutyholder.

The Report:

The Surveyor produces a report of the inspection 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 is in a standard format and includes the following sections.

Section A	Introduction to the Report & Inspection
Section B	Overall Opinion and Summary of the Condition Ratings
Section C	About the Property
Section D	Outside the Property
Section E	Inside the Property
Section F	Services
Section G	Grounds (Including Shared Areas for Flats)
Section H	Issues for your Legal Advisers
Section I	Risks
Section J	Surveyor's Declaration
Section K	What To Do Now
Section L	Description of the RICS HomeBuyer Report (Level 2 Survey) Service
Section M	Typical House Diagram

Energy:

The Surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Report (Level 2 Survey) Service for the property.

If the Surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report.

The Surveyor does not check the ratings and cannot comment on their accuracy.
Issues for legal advisers.

The Surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

This report has been prepared by a Surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these.

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In the case of sole practitioners, the Surveyor may sign the report in his or her own name unless the Surveyor operates as a sole trader limited liability company.

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

Risks:

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people.

These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

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

Standard Terms of Engagement

1) The Service

The Surveyor provides the standard RICS HomeBuyer Report (Level 2 Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer Report (Level 2 Survey)', unless you and the Surveyor agree 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; and
- Detailed specific issue reports.

2) The Surveyor

The service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3) Before The Inspection

You tell the Surveyors if you have any concerns (such as plans for extension) about the property.

4) Terms Of Payment

You agree to pay the Surveyor's fee and any other charges agreed in writing.

5) Cancelling This Contract

Nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable.

Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the Surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract.

Please note that where you have specifically requested that the Surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the Surveyor up until the date of cancellation.

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.

7) Complaints Handling Procedure

The Surveyor will have a complaints handling procedure and will give you a copy if you ask.

The Surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints.

Where the Surveyor is party to a redress scheme, those details should also be provided.

If any of this information is not provided, please notify the Surveyor and ask that it be supplied.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Section M

Typical House Diagram:

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

