



LEVEL 2

Your survey report

Property address

160 Dartmath Road, London, United
Kingdom, SE22 3LQ

Client's name

Mr Clark

Inspection date

21/01/2025

Surveyor's RICS number

0902032

2

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A

About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 Reminder

Please refer to your **Terms and Conditions** received on the **15th Jan 2025** for a full list of exclusions.



About the inspection

Surveyor's name

Ben Almond

Surveyor's RICS number

0902032

Company name

Marshall Laurence Surveyors

Date of the inspection

21st Jan 2025

Report reference

ML - Example Report

Related party disclosure

The survey and report have been undertaken by Ben Almond BEng, MCIQB, AssocRICS. I can confirm that there is no conflict of interest in relation to this report.

Full address and postcode of the property**Weather conditions when the inspection took place**

Cloudy and dry

Status of the property when the inspection took place

Occupied and furnished

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

Condition ratings

Overall opinion of property

Overall, the property is in good condition, with well-maintained internal and external features, including the roof, walls, and heating system. The plumbing, electrical, and drainage systems are all functioning well, with no immediate issues observed. Minor hairline cracks in the walls are typical of settlement, but no signs of structural movement or subsidence were noted. The external garden areas are well-kept, though the tree near the house should be monitored as it matures. The combi boiler is operational, though regular servicing is recommended, and the electrical consumer unit appears modern and safe, but an EICR is advised. No significant defects or safety concerns were identified, making the property a comfortable and secure home, with routine maintenance and monitoring of specific areas recommended moving forward.

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

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
1	EICR (Electrical Installation Condition Report): Confirms the safety of the electrical system.	
2	Boiler/Heating System Guarantees or Warranties: Proof of coverage for repairs or replacements.	

3

Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)

Condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	Repair soffit board
D3	Rainwater pipes and gutters	Clear debris in gutters and gullies
D4	Main walls	Missing tile at the rear of the property
E2	Ceilings	Filling and decoration of hairline cracks
E3	Walls and partitions	Filling and decoration of hairline cracks
E8	Bathroom fittings	General clean of tile grout lines
F1	Electricity	EICR required
F2	Gas/oil	Regularly inspect to ensure safe operation
F3	Water	Confirm location of external stopcock
F4	Heating	No radiator in the master bedroom
F5	Water Heating	Request boiler service history and warranty
G3	Other grounds	Monitor tree and adjacent wall in rear garden

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
D6	Outside doors	

D7	Conservatory and porches	
E1	Roof structure	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	
E6	Built-in fittings	
E7	Woodwork	



Elements not inspected

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

Element no.	Element name
F6	Drainage
G1	Garage



Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D8	Other joinery and finishes
D9	Other outside the property
E9	Other inside the property
F7	Common Services
G2	Permanent buildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Two bedroom end of terrace house

Approximate year the property was built

1950-1960

Approximate year the property was extended

NA

Approximate year the property was converted

NA

Information relevant to flats and maisonettes

NA

Construction

The property at 163a Dartmouth Road, SE26 4RQ, appears to be of modern construction, utilising traditional building materials and methods. The walls are likely constructed with cavity brickwork, which offers good thermal insulation and protection against moisture ingress. The pitched roof is clad with tiles, a durable and commonly used material providing weather resistance.

The flooring throughout the property is likely a suspended timber system, which is typical for this style and era of construction. The windows have been upgraded on the ground floor to high-performance Velfac composite units, enhancing thermal efficiency, while the upper floors retain traditional window styles. The new front door and skirting boards indicate ongoing maintenance and investment in the property.

The property benefits from modernisation, including a new boiler system and a smart Nest thermostat, which enhance energy efficiency and comfort. No rendering or significant cladding is evident, with the property maintaining its original brick facade.

In summary, the property demonstrates sound construction principles, with recent upgrades ensuring it meets contemporary standards for energy efficiency and aesthetics. Regular maintenance of the external elements, such as the roof and brickwork, will ensure its longevity.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	1				1	1		
First		2	1					
Second								
Third								
Other								
Roof Space								

C

Energy efficiency

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

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

Energy efficiency rating

C

Issues relating to the energy efficiency rating

Expires 8th October 2034

Main services

A marked box shows that the relevant mains service is present.



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

None

Other energy matters

None



Location and facilities

Grounds

The property boasts both front and rear landscaped gardens. The front garden is bordered by mature plants, offering privacy, while the rear garden features a paved area with seating and decorative plants. There are also two off-street parking spaces and a private garage, which are valuable assets in this location.

Location

The house is located on Dartmouth Road, a residential street in a predominantly flat area. It is within walking distance of Sydenham and Forest Hill centres. These hubs provide access to shops, gastropubs, and other amenities. The area is well-connected via Overground and train services, offering an 8-10 minute walk to stations with direct links to central London.

Facilities

Nearby facilities include gyms, parks (e.g., Crystal Palace Park), schools, and healthcare centres, enhancing the property's appeal for families and professionals.

Local environment

The surrounding environment is residential. No streams or major environmental factors are expected to impact the property negatively. The area is generally quiet with limited through traffic, contributing to a peaceful setting.

D

Outside the property

Outside the property

Limitations on the inspection

The survey report has inherent limitations regarding the inspection of external elements such as walls and roofs. Areas that are not readily accessible, including concealed spaces or elements obscured by vegetation or other structures, cannot be thoroughly examined. Additionally, any hidden defects may remain undetected without intrusive inspection methods, which are not typically included in the scope of a standard survey. As such, the report may not capture all potential issues affecting the property's external condition.

D1 Chimney stacks

(NA)

Not applicable.

D2 Roof coverings

2

The roof is covered with concrete tiles, which appear to be in good condition overall. Moss is present on some of the tiles, which should be monitored and cleared to prevent water retention and potential damage over time. There are no missing tiles, and the ridge line remains straight with ridge tiles in good order. Ridge vents are properly installed and functioning as intended.

The fascia and bargeboards are in good order, and the verge mortar is intact with no signs of deterioration. The soffits are generally in good condition, except for the front corner soffit boards, which show slight degradation and looseness. These should be repaired or replaced to prevent further issues.

Overall, the roof structure appears sound with no signs of overloading or significant damage.











D3 Rainwater pipes and gutters

2

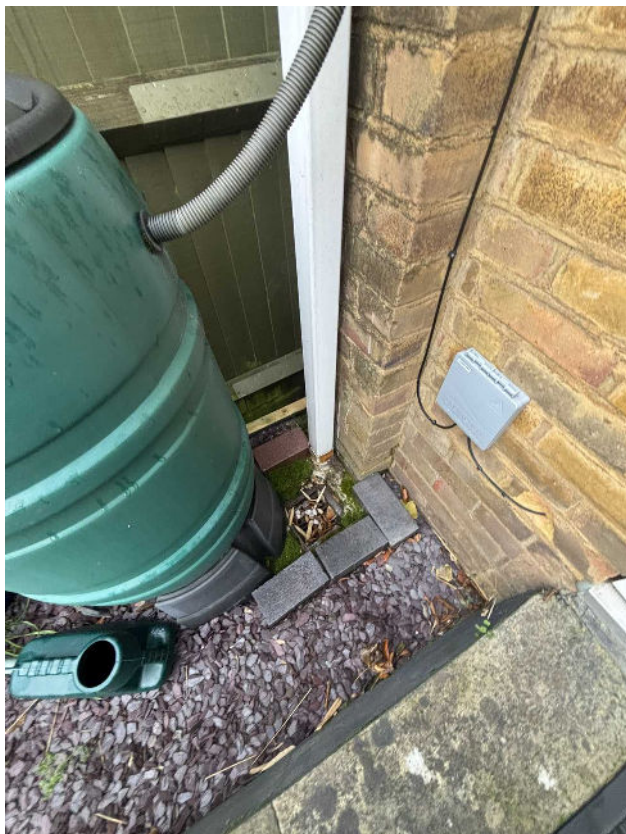
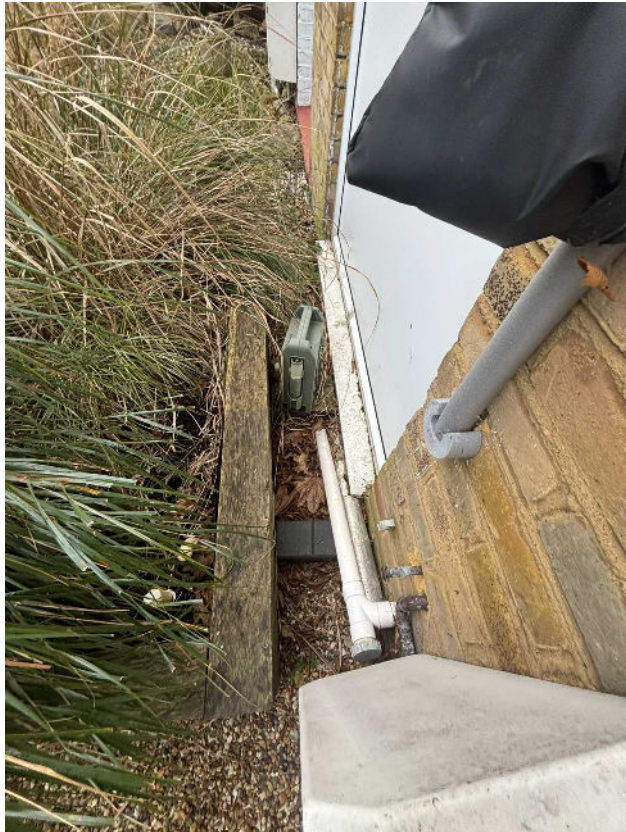
The guttering, downpipes, and gullies are overall in good order. The fixings are secure to the fascia, and the expansion joints are adequately placed, allowing for proper movement. There are no missing or damaged sections of the guttering, and the fixings to both the fascia and brick wall are securely in place. There are no obvious signs of water staining on the façade, indicating that drainage is functioning as expected.

Some debris accumulation was noted in the gutters during the drone survey, which will need to be cleared to maintain proper drainage. The downpipes run into gullies, both of which have some debris accumulation—one at the front and one at the back of the property. These should also be cleared to ensure effective water flow and to prevent potential blockages.









D4 Main walls

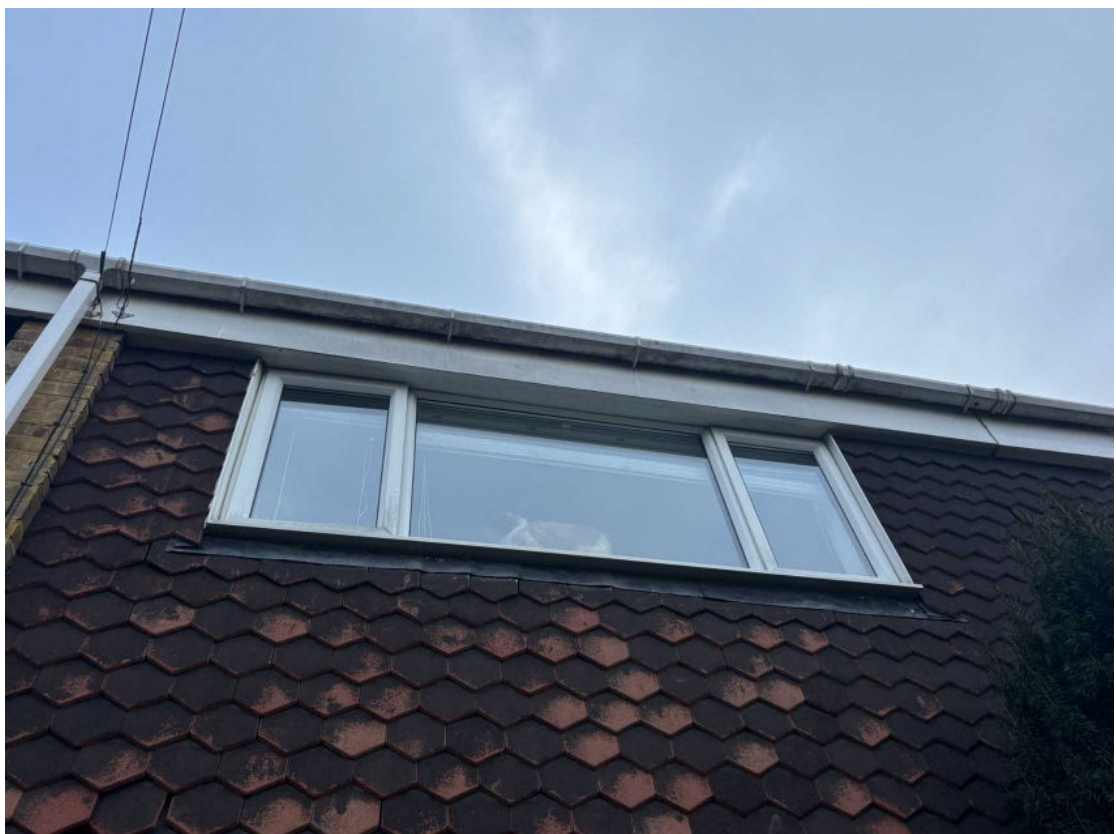
2

The main walls of the property consist of a mix of exposed brick and tiles. The brickwork is in good condition, with the pointing also in satisfactory order. There are no visible cracks or signs of bowing in the walls that would suggest subsidence, heave, or any structural movement.

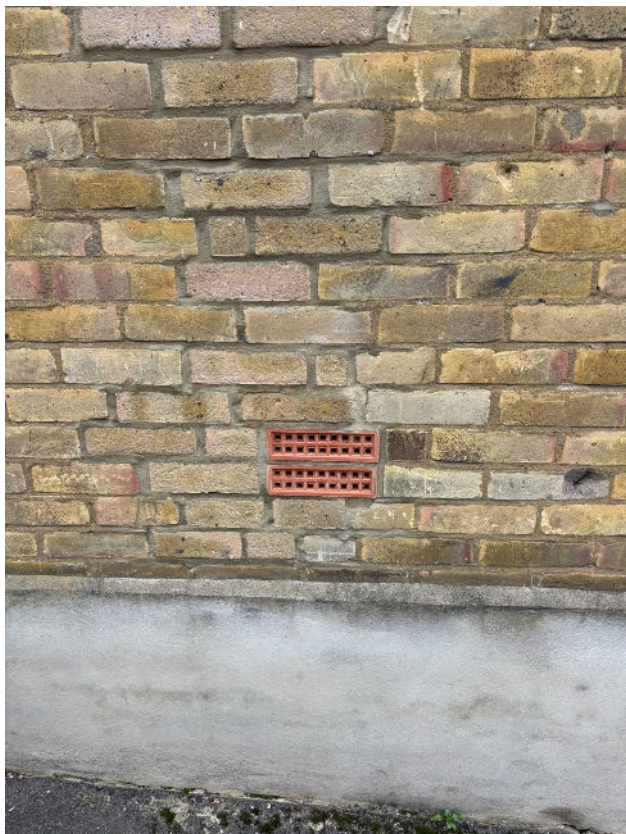
The tiled sections are generally in good condition, although some weathering has caused minor staining to the tiles. One tile is missing from the rear of the property. While this does not appear to have had a detrimental effect on the structure, it will need to be replaced to prevent potential water ingress and further damage.

The flashings around the windows are in good order, and no other defects were noted in the walls during the inspection.











D5 Windows

1

The windows are modern double-glazed casement windows, all of which are operational and fitted with locks, ensuring security. There are no visible cracks in the panes, which indicates that the glazing is in good condition. The seals around the windows are intact, which is a positive sign that the windows are providing effective insulation, both thermally and acoustically, helping to maintain energy efficiency and minimise external noise.

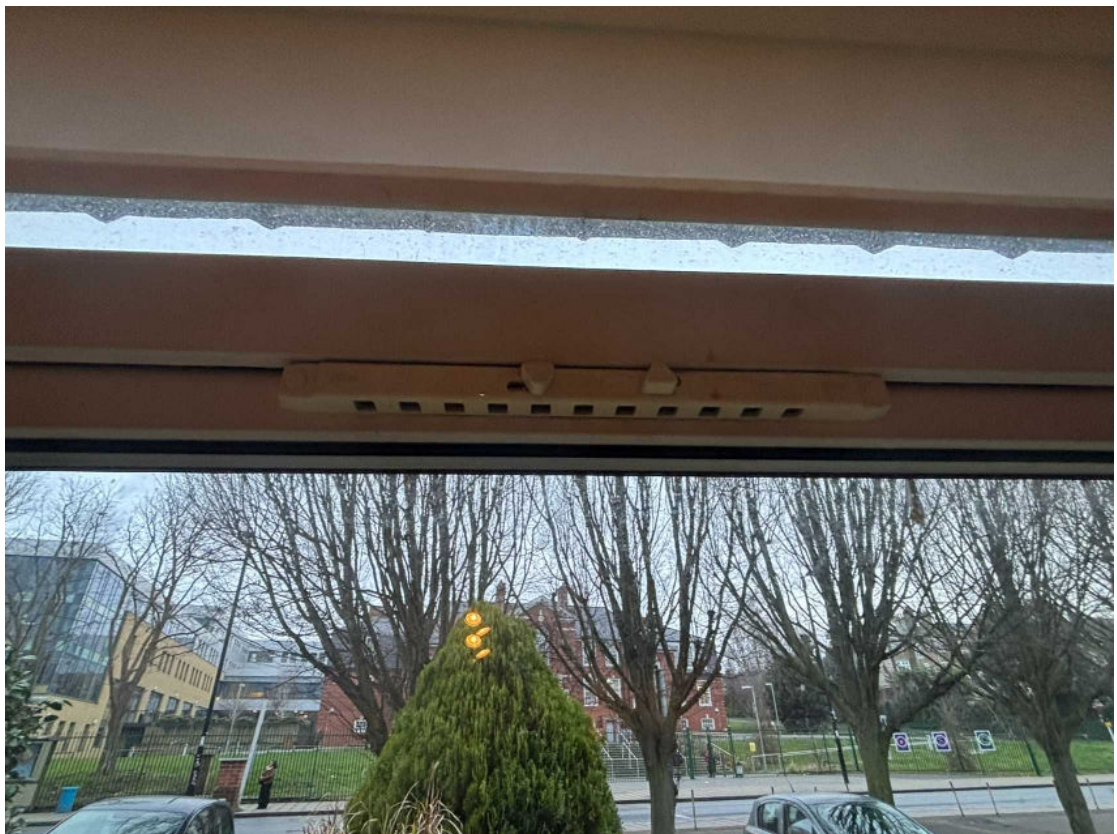
The uPVC frames are also in good condition, with no defects or damage noted. The frames are securely fixed and show no signs of wear or deterioration, such as cracking or bowing, which would indicate potential structural issues or water ingress. Overall, the windows are functioning as intended, contributing to the property's overall energy efficiency and security.













D6 Outside doors (including patio doors)

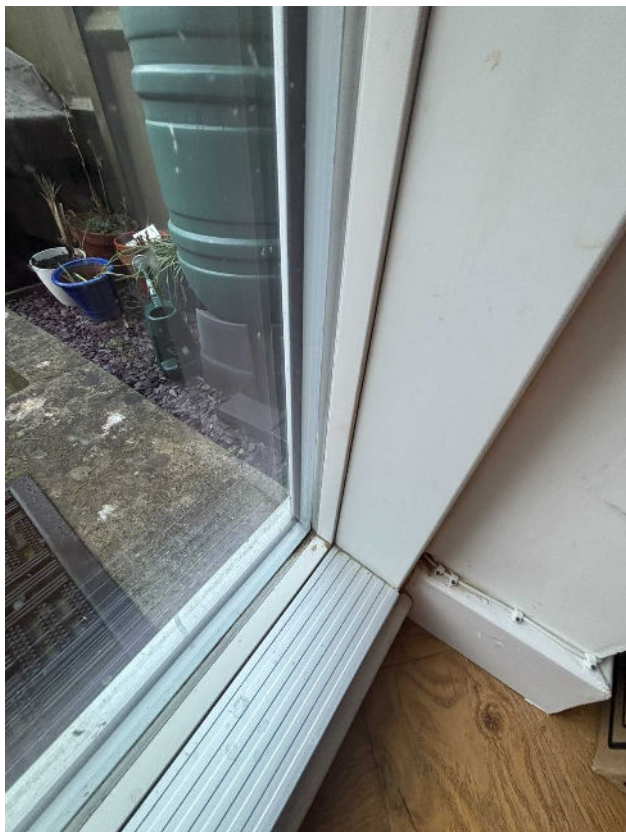
1

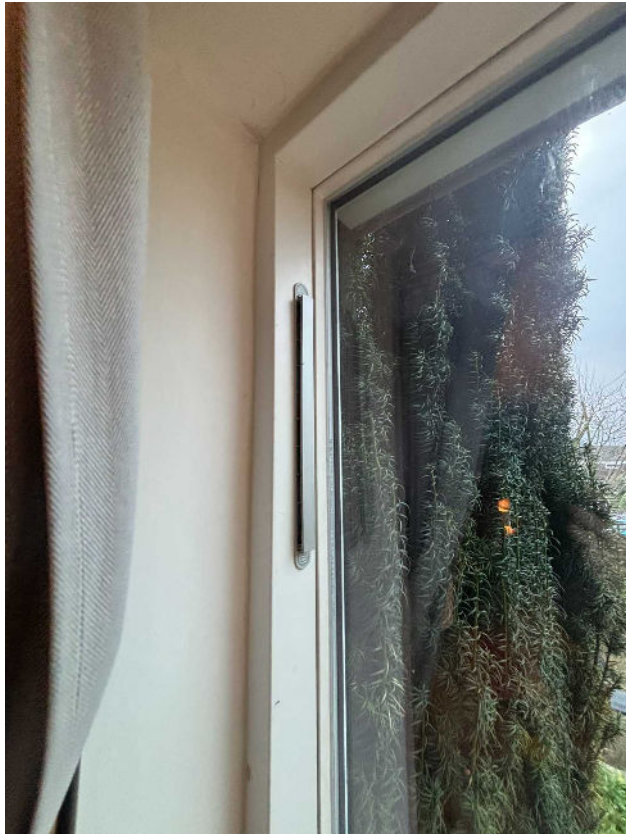
The external doors are in good condition and functional. The front door is made of timber, which shows no obvious signs of significant wear or damage. It is operational, with no sticking or issues with the lock, providing secure access to the property.

The rear door, which leads to the garden, is a double-glazed unit. It is also fully operational, with no signs of wear or malfunction. The glazing is intact, with no visible cracks or damage to the panes. The door features vents, which appear to be working well and likely help with ventilation to prevent moisture buildup or condensation in the door's internal cavity.

The rear door also has a well-maintained, clear glazing pane, which allows natural light into the property while maintaining good insulation. The vent in the rear door is an important feature, as it provides additional air circulation, ensuring proper ventilation without compromising the door's thermal efficiency. Both doors, front and rear, are in good working order and contribute positively to the property's overall security and comfort.







D7 Conservatory and porches

1

The porch area is functional and well-maintained, providing a neat and welcoming entryway to the property. The path is clear, with a mix of gravel and concrete slabs, which are in good condition, though some of the slabs show minor signs of wear. The gravel provides a tidy and practical solution for the area, though it would benefit from occasional raking to ensure it remains even.

The front door is a bright yellow timber door, which adds a distinctive feature to the property's facade. It is in good condition and fully operational. Adjacent to the door is a small, well-maintained white letterbox, and the space around it is kept clear of obstructions.

Overall, the porch area is clean, functional, and aesthetically appealing, offering a pleasant first impression of the property.



D8 Other joinery and finishes

NA

Not applicable.

D9 Other

NA

Not applicable.

E

Inside the property

Inside the property

Limitations on the inspection

The Level 3 building survey report also faces limitations in inspecting internal aspects of the property. Areas that are concealed by furniture, fixtures, or other obstructions cannot be thoroughly assessed. Furthermore, any structural elements hidden behind walls or ceilings may not be visible, potentially leading to undetected issues. While the report provides a comprehensive overview of accessible internal areas, it may not capture all hidden defects or concerns that could affect the property's overall condition.

E1 Roof structure

1

The roof structure is in good condition overall. The insulation throughout the roof is consistent, providing effective thermal control, which is an important factor in maintaining energy efficiency within the property. The timber framing is spaced adequately, with no noticeable gaps or irregularities, suggesting proper design and construction.

The roof benefits from excellent ventilation, provided by the ridge tile vents, which allow for adequate airflow and prevent moisture buildup or condensation that could otherwise lead to timber decay or mold growth. There are no signs of leaks or condensation visible in the roof space, indicating that the roof is watertight and functioning properly.

The sarking layer, which is essential for providing additional weather protection, is also in good order, showing no signs of wear or deterioration. The party wall, made of brick and block work, is suitably sealed to ensure it provides the necessary fire protection, with no gaps or areas of concern.

Additionally, there are no signs of woodworm or beetle infestation in the timber, and the timbers themselves show no signs of deflection that would indicate overloading or structural issues. This suggests that the roof structure is stable and in sound condition, with no major concerns regarding the overall integrity or load-bearing capacity.



CERTIFICATION OF ROOF SPACE INSULATION WORKS

INSTALLER: A. REID
REGISTERED ADDRESS: 15 BARNHURST ROAD, LONDON
REGISTERED: 12/1/2010
ROOF DATA: 12/1/2010

ALL WORK WITHIN SCOPE OF THIS CERTIFICATE HAS BEEN INSPECTED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF PART 6 OF THE BUILDING REGULATIONS 2010 AND THE INSULATION TESTS, SPECIFICATION 2010.

CLIENT'S NAME: Mrs. J. Smith
CLIENT'S ADDRESS: 15 BARNHURST ROAD, LONDON
DATE WORK COMPLETED: 17/4/17
NEXT CHECK: 12/1/2020

INSTALLATION DETAILS

AREA OF ROOF SPACE: 40	SQ MTRS	AREA - SUB-TOTAL: 40	SQ MTRS
TYPE OF MATERIAL USED: GLASS WOOL		MANUFACTURER: THERMATEX	ATRIUM - 100% ROLL
RELEVANT BS: BS 5492:1:1996		1" VALUE OF INSULATION: 0.12	
AT INSTALLED THICKNESS OF: 200	MM	ACTUAL THICKNESS: 270	MM
NUMBER OF ROLLS OR BATTING OR NUMBER OF PACKS OF RIGID PENE USED: 40			
SUFFICIENT FOR LOFT AREA: 40			
LABELS FROM THESE ARE NOT ATTACHED: YES/NO			

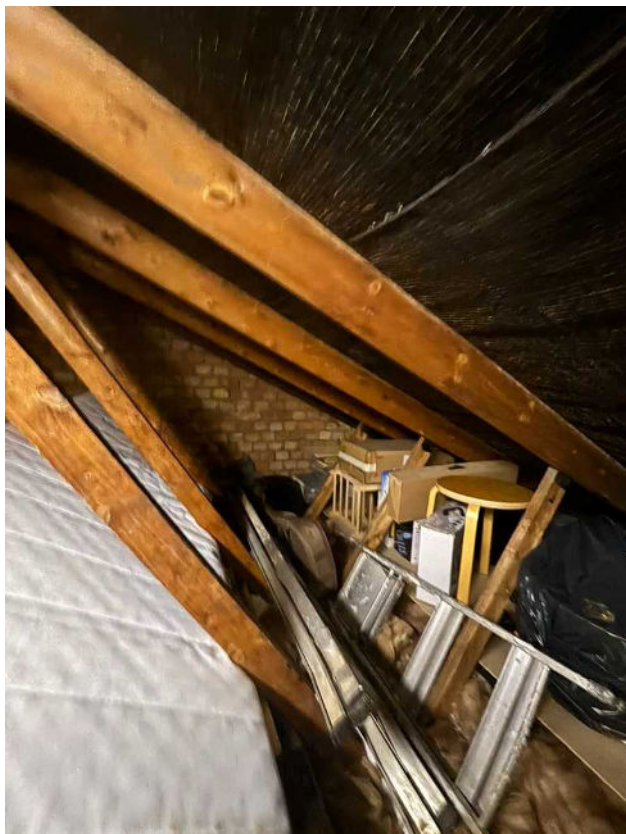
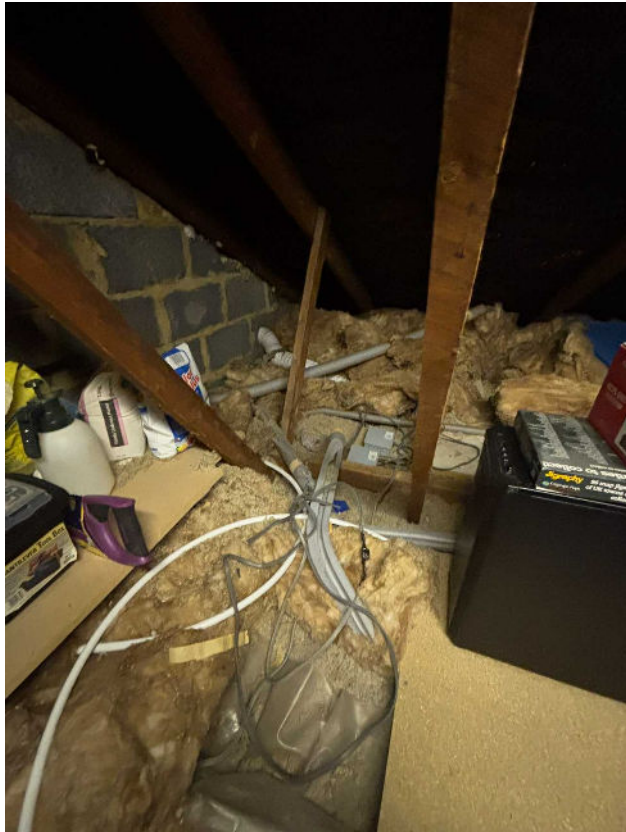
ASSOCIATED INSULATING WORKS

COLD WATER CISTERN INSULATION MANUFACTURER: CELENT	THICKNESS: 50mm	BS: BS 5492:1:1996	1" VALUE: 0.05
WATER PIPEWORK INSULATION MANUFACTURER: CELENT	THICKNESS: 25mm	BS: BS 5492:1:1996	1" VALUE: 0.025
LOFT HATCH DRAUGHTSTOP MANUFACTURER: CELENT	THICKNESS: 100mm	BS: BS 5492:1:1996	1" VALUE: 0.1

SIGNATURE: [Signature] DATE: 17/4/17

Notes to Householder:
1. Any insulation which becomes damaged is promptly replaced or repaired.
2. The loft is adequately ventilated.









E2 Ceilings

2

The ceilings throughout the property appear straight and level, with no significant signs of distortion or sagging. There are some minor hairline cracks in places, which are common in many properties and can easily be filled and redecorated to restore the smooth finish. These small imperfections do not indicate any underlying structural issues.

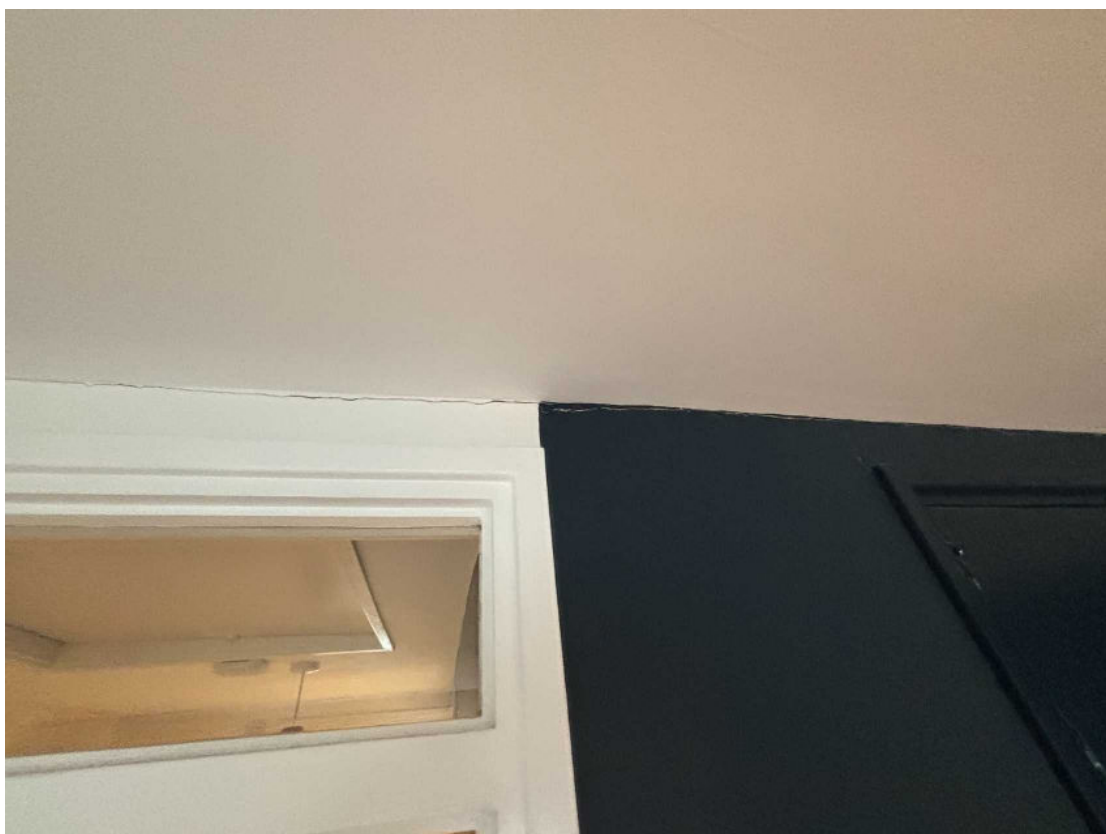
The decoration and finish are of a good standard, contributing to the overall well-maintained appearance of the property. The ceilings are well-painted, with no visible signs of peeling or damage, which suggests they have been cared for and regularly maintained.

There are no signs of damp patches, which could indicate leaking pipes or issues with the roof system. This is a positive sign that the property is dry and that the plumbing and roofing systems are functioning as they should. Overall, the ceilings are in good condition and do not require any major work beyond minor cosmetic repairs.









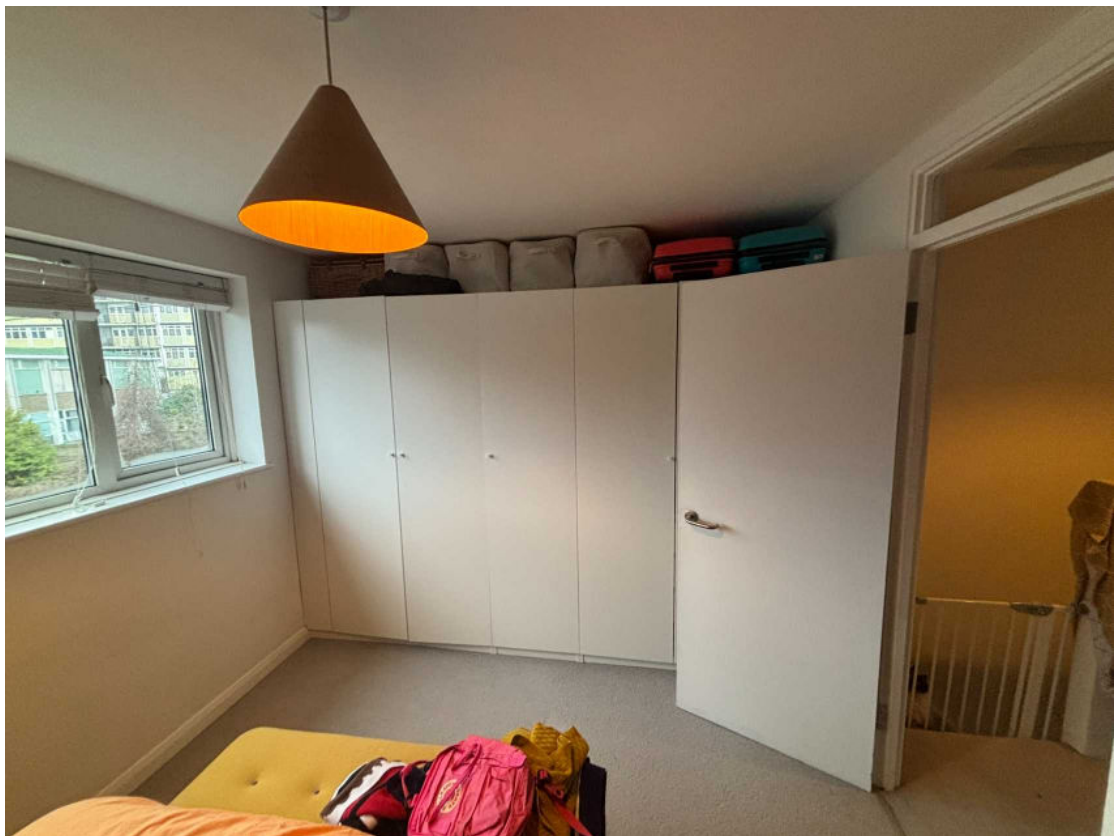
E3 Walls and partitions

2

The walls are generally in good condition, with only minor hairline cracks in some areas. These are common in many properties and are cosmetic in nature, requiring only filling and decorating to restore the smooth surface. There are no damp patches evident that would suggest leaks from services, such as plumbing, or from the roof system. Additionally, there are no signs of rising damp, indicating that the damp proof course (DPC) is performing effectively.

No significant defects were observed in the walls that would suggest any structural issues, such as bowing, cracking, or settlement. The overall condition of the walls is sound, and no immediate concerns were noted regarding the building's structural integrity.









The timber flooring throughout the property appears to be in good order, with no loose or lifting areas, indicating good workmanship and stability. There are some areas of wear in high-traffic zones, which is to be expected over time. These areas may benefit from refinishing in the near future to preserve the floor's appearance and protect the timber from further wear.

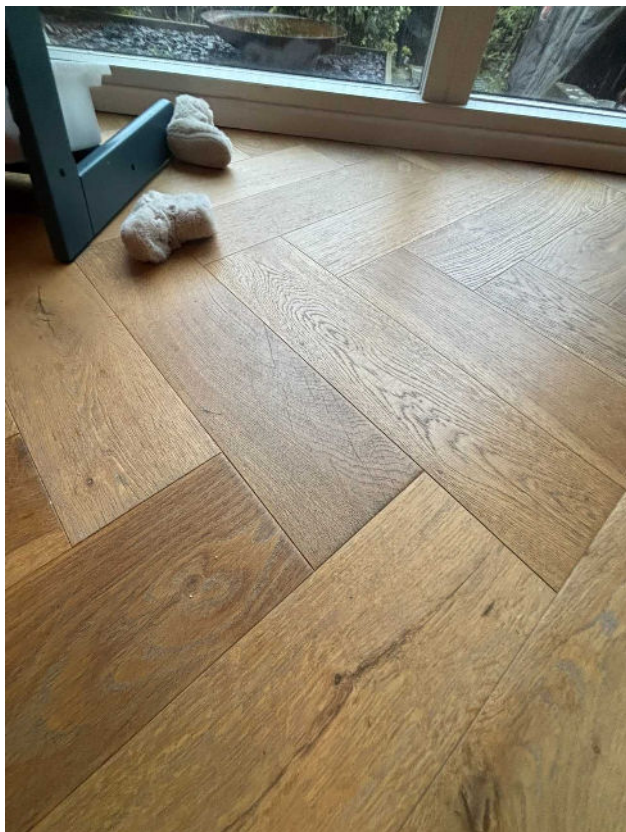
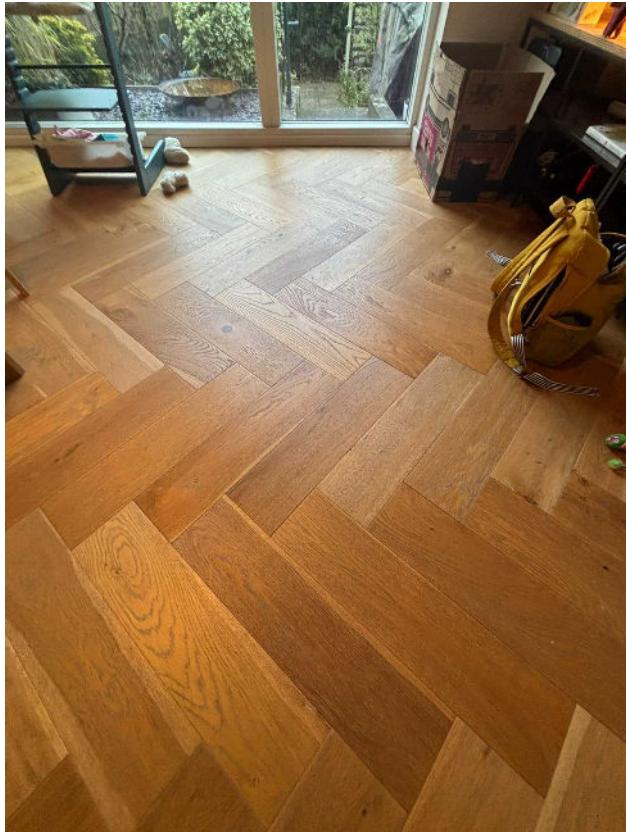
The carpets in the bedrooms and on the stairs are in good condition, with no obvious marks, stains, or tears. They appear to be well-maintained, contributing to the overall comfort and aesthetic of the rooms.

The bathroom features a vinyl floor, which is in good condition with no visible defects such as bubbling or holes that would compromise its watertightness. The mastic seal around the perimeter of the vinyl flooring is intact and in good order, although it may benefit from a clean to maintain its appearance and prevent any buildup of grime.

Overall, the floor finishes are in good condition, with only minor maintenance required to ensure they remain in top condition.

The sub-floor system is suspected to be a suspended timber floor, which is commonly used in properties of this age. The ventilation for the sub-floor is provided by air bricks in the external wall, ensuring adequate airflow to prevent damp build-up and maintain the health of the timber structure. It is important to ensure that these air bricks are kept clear of debris and obstructions to allow for proper ventilation. Regular checks should be made to ensure they remain unobstructed, as blocked air bricks can lead to moisture accumulation under the floor, which could result in timber rot or other damp-related issues.











E5 Fireplaces, chimney breasts and flues

1

There are no fireplaces in the property. However, there are two flues present. One flue exits from the roof and is believed to provide ventilation for the mechanical vent in the bathroom. The other flue vent exits from the kitchen and serves the boiler. Both flues appear to be in good order, with no obvious signs of blockages or damage. Proper ventilation is essential for both systems, and it is important that these flues remain clear to ensure efficient operation and prevent any potential issues with airflow or moisture buildup. Regular checks should be made to maintain their functionality.



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

1

The kitchen is well-maintained, with the key elements in good condition. The sink is in good order with no visible damage. The tap is functioning properly, providing good water pressure, and there are no signs of leaks from the plumbing underneath, suggesting everything is sealed and installed correctly.

The worktop appears to be in good condition, with no signs of significant wear, damage, or staining. It is well-maintained, contributing to a clean and practical workspace. The cabinetry is also in good order, with all doors and drawers functioning smoothly and securely. There are no signs of damage, warping, or loose fittings, which suggests solid installation and ongoing care.

The appliances in the kitchen, including the washing machine, oven, and dishwasher, appear to be in good working order based on their condition and placement, though they were not tested during the inspection. These appliances are well-integrated into the kitchen layout and do not show any signs of damage or wear.

The tiled splashback is in good order, with no broken or missing tiles. It is functional and adds to the aesthetic of the kitchen, providing protection from moisture and stains in key areas like the cooking and sink zones.

Overall, the kitchen is in good condition, with all essential elements well-maintained. No immediate issues were identified, and the space remains functional and aesthetically pleasing. Regular cleaning and maintenance will ensure the kitchen continues to perform well.











E7 Woodwork (for example, staircase joinery)

1

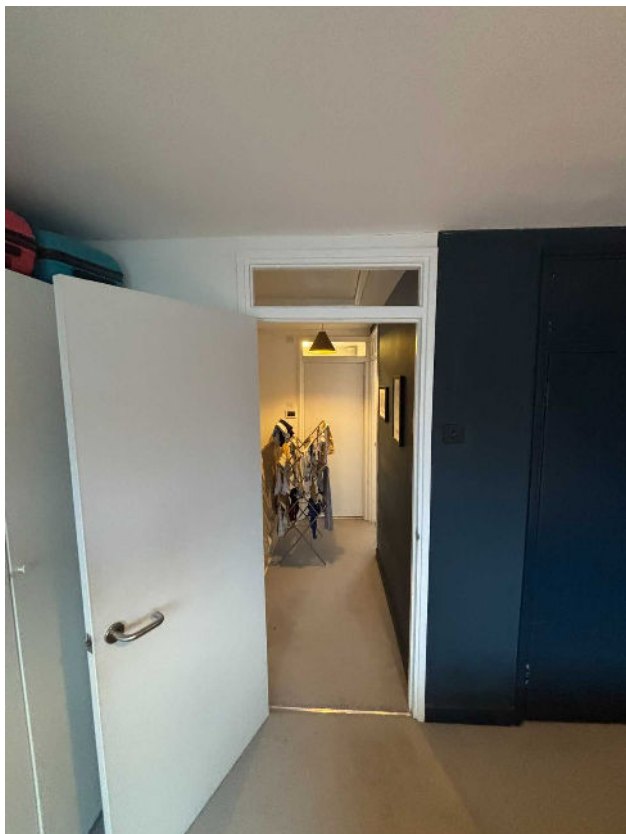
The woodwork throughout the property is generally in good condition, with all doors, skirtings, architraves, and bannisters well-maintained. The doors are all functioning as intended, with no signs of damage or warping. The door frames, including those leading to rooms such as the bathroom and bedrooms, are securely fitted and show no significant signs of wear or damage. The painted finish on most of the doors is in good condition, providing a clean and neat appearance.

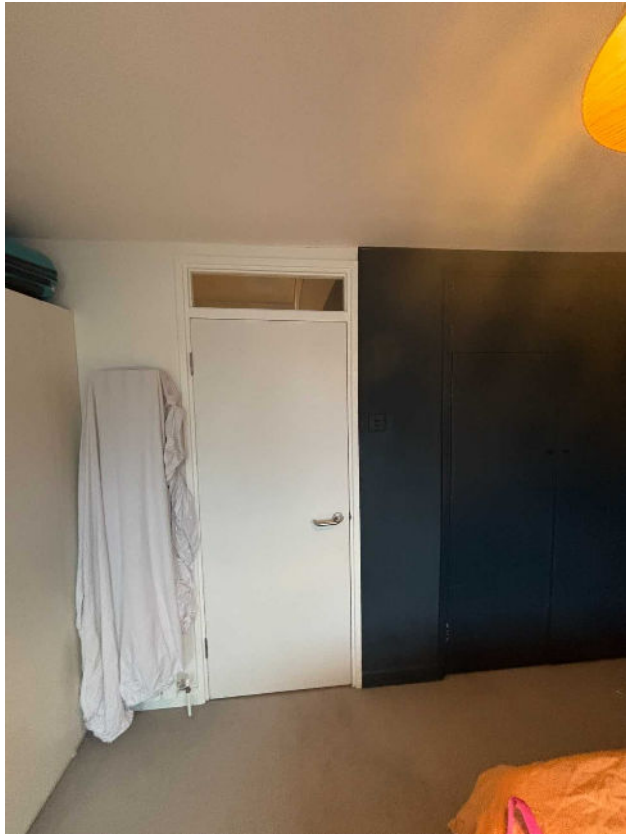
The skirtings and architraves are also in good condition, with no visible gaps or damage. The paintwork is generally well-preserved, although some minor touch-ups may be needed in high-traffic areas or where the paint has slightly worn. The architraves around doorways are well-finished and complement the overall decor of the rooms.

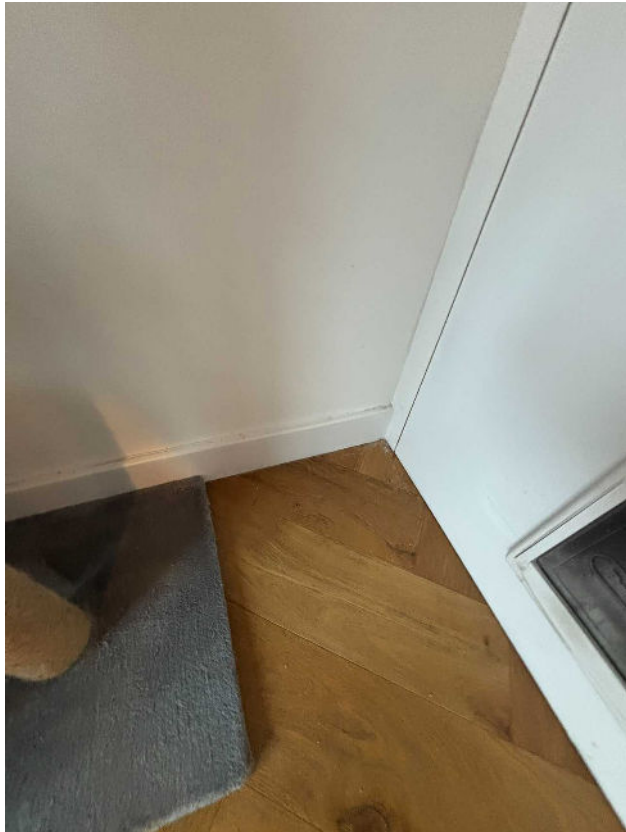
The bannister, visible in the stairwell, is solid and in good working order. It is securely fixed and provides adequate support for use on the stairs. There is no visible deterioration, and the paintwork on the bannister is in good condition, though a fresh coat of paint may be beneficial in areas with high wear.

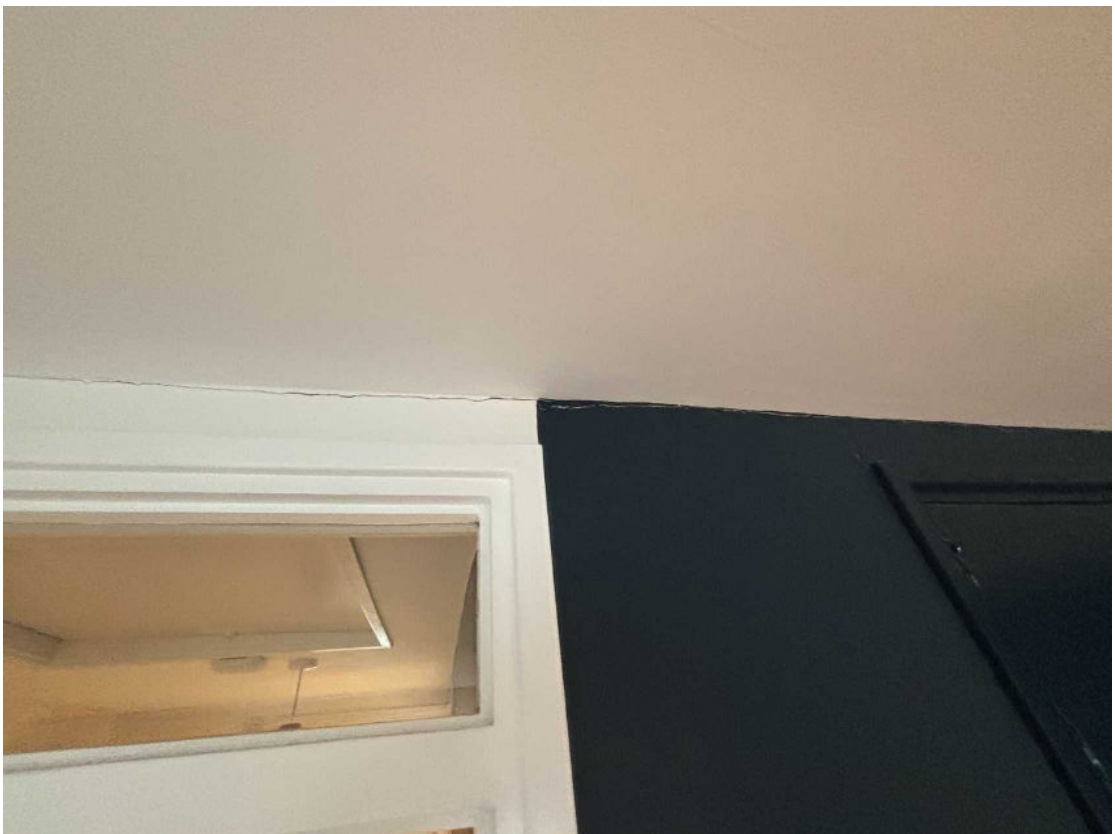
Overall, the woodwork is in excellent condition, with no significant defects or damage. The finish is clean, and everything appears secure, contributing to the overall aesthetic and functionality of the property. Regular maintenance such as occasional touch-ups or refinishing of high-traffic areas would help preserve the quality of the woodwork.











The bathroom is in good condition overall, with the sanitaryware in good order, showing no signs of damage or wear. The tiles are well-maintained, with no cracked or missing sections, and they contribute to the overall aesthetic of the room. However, the grout joints have become discoloured and show signs of minor mould growth, which suggests that a deep clean would be beneficial to restore their appearance and prevent further mould buildup.

The mastic around the bath and sink is intact, but, like the grout, it shows minor mould growth in places. This can be cleaned or replaced as part of routine maintenance to maintain hygiene and prevent any further mould spread.

Water pressure in the bathroom is good, providing an efficient and comfortable shower or bath experience. However, the plumbing is largely concealed, so it was not possible to inspect it in detail. Given the lack of visible leaks or issues, it can be assumed to be in good working order.

The mechanical ventilation in place appears to be functional, and there are no signs of flaking paint or mould on the ceiling, which suggests that ventilation is adequate and working as intended. This is an important factor in maintaining air quality and preventing damp or condensation issues.

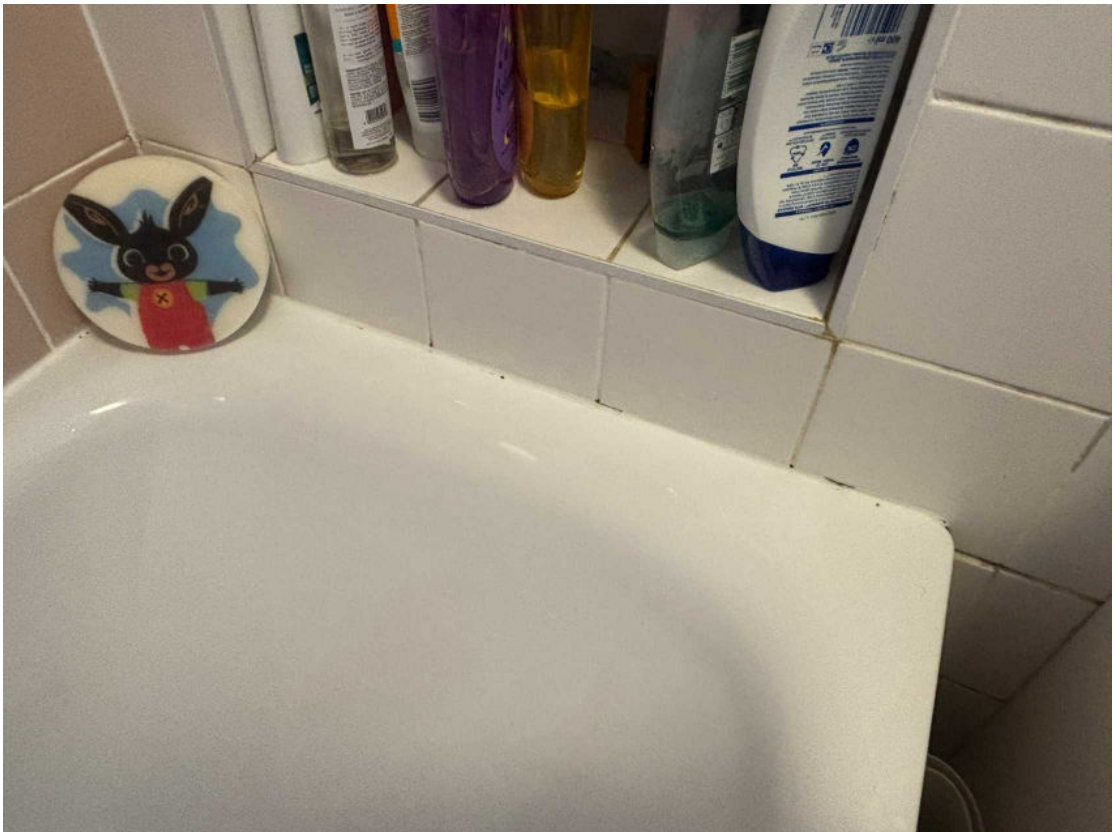
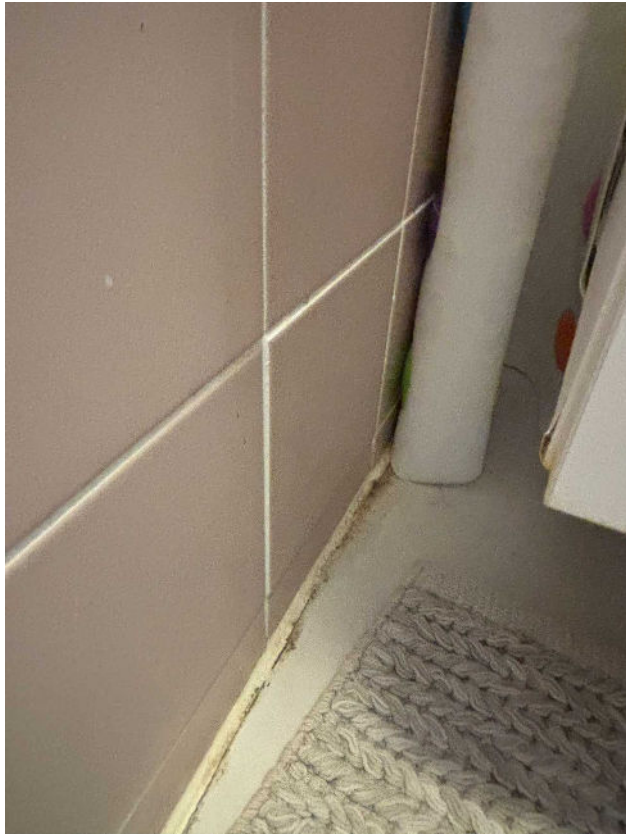
The vinyl flooring in the bathroom is in good condition, with no visible damage, tears, or signs of wear. It is easy to maintain and contributes to the overall cleanliness and functionality of the space.

The radiator is in place and operational, ensuring the bathroom remains warm and dry during colder weather.

The shower screen and chrome fixtures require a deep clean as part of general maintenance. The buildup of soap scum and watermarks is common in these areas and can be addressed with a thorough cleaning to restore their shine and keep the bathroom looking its best.

Overall, the bathroom is in good condition but would benefit from some deep cleaning, particularly in areas affected by mould and soap scum, to maintain its appearance and hygiene.











E9 Other

NA

Not applicable.

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

The survey report has limitations when inspecting services such as electricity, gas, water, heating, and drainage. The surveyor can only assess visible components and accessible systems; any concealed or hidden infrastructure may remain unexamined. Furthermore, functional testing of systems like heating and drainage is not typically included, meaning that underlying issues could go undetected. As a result, while the report provides an overview of the property's services, it may not identify all potential concerns affecting functionality and safety.

Safety warning for F1 Electricity: *Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact Electrical Safety First.*

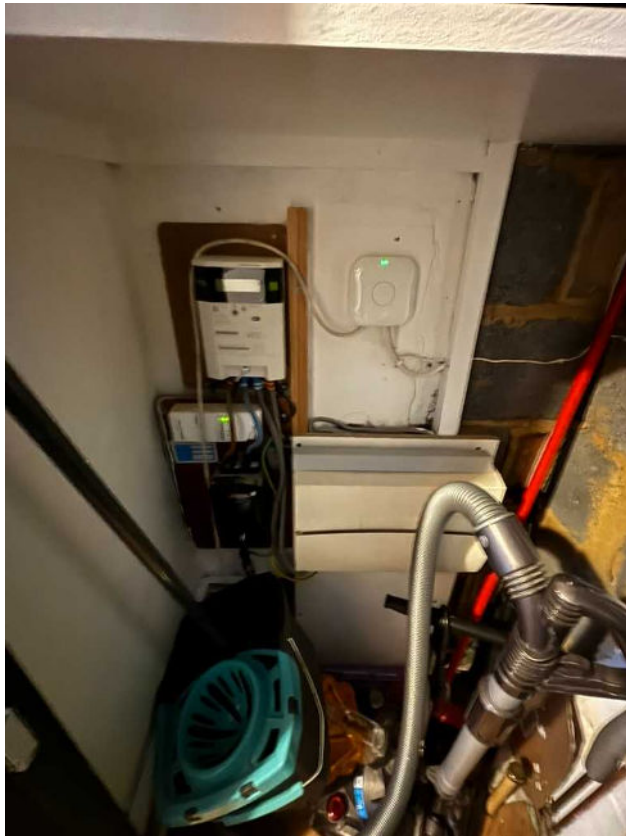
F1 Electricity

2

The electrical consumer unit appears to be modern and in good condition, with the necessary Residual Current Devices (RCDs) in place, providing enhanced protection against electric shocks and ensuring the safety of the electrical system. The consumer unit is well-maintained, with no visible signs of damage or wear. The electrical meter is also present and appears to be functioning properly, suggesting that the property's electricity consumption is being accurately monitored.

There is no noticeable damage to any of the sockets or light switches within the property. All seem to be securely fixed in place and free from cracks, scorch marks, or other signs of electrical issues, which is a positive indicator of the system's condition.

However, it is still advisable to request an Electrical Installation Condition Report (EICR) to ensure the electrical system is fully compliant with current safety standards and to identify any potential underlying issues that may not be immediately visible. An EICR provides a thorough assessment of the wiring and electrical installations, checking for any faults, deterioration, or hazards that could pose a risk in the future. Regular EICR checks are recommended to maintain electrical safety in any property.





Safety warning for F2 Gas/oil: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

F2 Gas/oil

2

The gas meter is located outside the property, secured to the external wall in a meter box. The box is in generally good condition, providing adequate protection for the meter from the elements. However, the box shows some signs of external staining and weathering, which is typical for units exposed to outdoor conditions. The gas meter itself appears to be securely installed and accessible for reading and maintenance.

The area around the gas meter is clear of obstructions, which allows for easy access. The connections and pipes leading to the meter are intact, with no visible signs of wear, corrosion, or leaks, suggesting that the gas supply is functioning properly.

It is important that the gas meter is regularly checked, and the meter box should be kept closed and securely latched to protect the meter from debris, moisture, or potential tampering. While there are no immediate concerns noted, it is always advisable to ensure that the gas meter and its connections are regularly inspected for safety by a Gas Safe engineer.



F3 Water

2

The property is connected to the **mains water supply**, with good water pressure noted in both the kitchen and bathroom. This suggests that the plumbing system is functioning effectively, providing a consistent flow of water throughout the property.

However, the **external stopcock** was not located during the inspection. Typically, the external stopcock is found in a casing embedded in the road, and it is crucial to know its exact location in case of emergencies, such as a water leak or the need to shut off the water supply quickly. If the stopcock is difficult to locate or if access to it is obstructed, it may be worth arranging for a professional plumber to assist in identifying its location.

It is also important to regularly **test the stopcock** to ensure it remains functional. Over time, stopcocks can seize up, particularly if they are not used frequently. Regular testing, at least once a year, can help ensure that the valve can be turned off in an emergency, preventing potential water damage and allowing for necessary repairs to the plumbing system.

In summary, while the water supply to the property is functioning well, locating the external stopcock and ensuring it is regularly tested for functionality should be a priority for the homeowner. This will provide peace of mind in the event of any water-related issues

F4 Heating

2

The heating system in the property is based on **radiators**, which appear to be in good order and were functioning effectively at the time of inspection. The radiators are well-maintained, with no visible leaks or issues with the pipe connections, suggesting that the system is operating efficiently. Some of the radiators are painted, which is generally acceptable as long as the paint is not obstructing airflow or causing overheating. The paint on the radiators appears to be in good condition and does not seem to interfere with their operation.

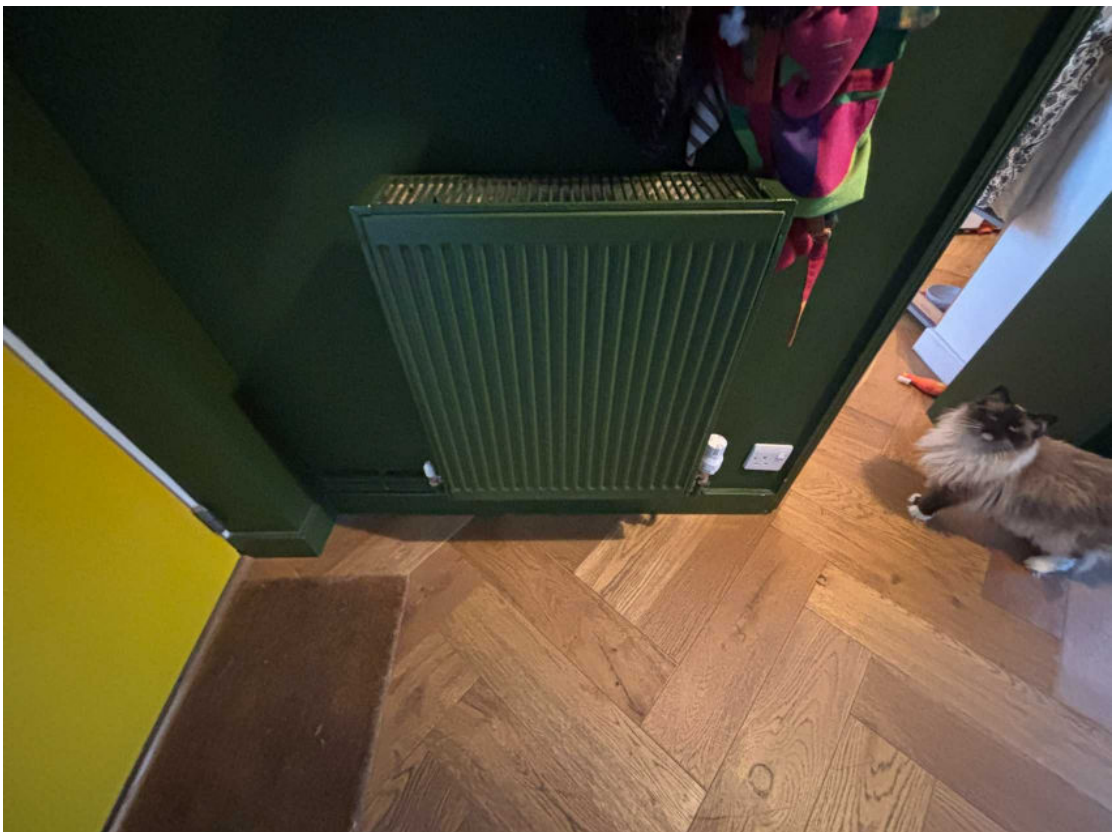
However, it is worth noting that no radiator was identified in the master bedroom. Despite this, the overall warmth of the house was sufficient, and there were no areas that felt excessively cold or poorly heated, suggesting that the existing system is adequate for the property.

There were no defects observed in the radiators or the associated pipework, and the system appears to be functioning as intended. If desired, the installation of a radiator in the master bedroom could be considered to provide additional comfort, especially in colder weather.

However, given the overall warmth of the property, this may not be necessary unless there are specific concerns regarding temperature regulation in that room.

Overall, the heating system is in good working order, providing adequate warmth throughout the property. Regular maintenance, such as bleeding the radiators and checking the pressure, should be performed to ensure the system continues to operate efficiently





The water heating system is provided by a **combi boiler**, located in the kitchen unit. The combi boiler serves two primary functions: providing hot water for domestic use and supplying central heating throughout the property. This type of boiler is energy-efficient and space-saving, as it heats water directly from the mains when needed, without the need for a separate hot water tank.

The boiler appears to be in good condition, securely installed in its cupboard, and is well-positioned for easy access.

It is crucial to have the boiler serviced regularly to ensure it continues to operate safely and efficiently. **A Gas Safe registered engineer** should be employed to carry out the annual service and safety check, as they are qualified to inspect the gas connections and combustion systems to prevent potential hazards, such as carbon monoxide poisoning.

Additionally, you should request the **service history** of the boiler to confirm that it has been regularly maintained and check for any previous issues that may have been addressed. If the boiler is still under warranty, it is advisable to confirm the details and ensure that the necessary maintenance is carried out to avoid invalidating the warranty. A record of the warranty should be retained for any future repairs or replacement.

Overall, the combi boiler is an efficient solution for both hot water and central heating, but regular servicing by a Gas Safe engineer is essential to ensure it operates safely and continues to provide reliable service.





F6 Drainage

(NI)

Regarding the drainage, there was no manhole located within the property boundary, which meant that it was not possible to carry out a direct inspection of the underground drainage system. However, based on visual observations, all water drained effectively from the kitchen and bathroom areas, with no signs of pooling or slow drainage. This suggests that the surface water is being properly managed, and there are no immediate signs of blockages or issues with the drains in these areas.

Additionally, there were no visible issues around the gullies, such as water pooling or foul odours, indicating that the drainage system around these areas is functioning as expected. This further supports the absence of significant problems with the drainage system.

While these observations are positive, it is important to note that an in-depth inspection of the underground drains, including locating any manhole covers, is essential to ensure the full functionality of the system. A **drainage search** can be conducted to locate any manhole covers and to provide a more comprehensive understanding of the condition of the underground drainage network. This search can help identify any potential blockages, damage, or areas where the system may require maintenance or repair.

In conclusion, the surface drainage appears to be functioning well, but it is recommended to carry out a drainage search to confirm the condition of the underground system and identify any potential issues.

F7 Common Services



Not applicable.

G

**Grounds
(including shared areas for flats)**

G

Grounds (including shared areas for flats)

Limitations on the inspection

The survey report has limitations regarding the inspection of the grounds, including shared areas for flats. Access to certain outdoor spaces may be restricted, preventing a thorough assessment of all landscaping and common areas. The surveyor can only evaluate visible and accessible elements, meaning that potential issues such as drainage problems or structural concerns in shared facilities may go unnoticed. Consequently, while the report provides a general overview of the grounds, it may not identify all underlying issues affecting these areas.

G1 Garage

(NI)

G2 Permanent outbuildings and other structures

(NA)

Not applicable.

Front Garden:

The front garden is relatively well-maintained, with a path leading up to the main entrance. The garden features some planting and a few containers, contributing to the overall aesthetic appeal of the property. There are no significant issues noted in the front garden area, with the landscaping appearing to be in good order.

Rear Garden:

The rear garden is a private space with a small paved seating area, and it also has some planting along with a few garden features like a tree, bushes, and a small fence. The garden is generally well-kept, providing a pleasant outdoor area.

Tree Close to the House:

There is a **tree situated up against the side of the house**, which warrants closer attention. While the tree does not appear to be currently causing any damage, trees in close proximity to buildings can present certain risks, especially as they grow and their root systems expand.

• Risks:

1. **Root Growth:** The roots of the tree could potentially cause damage to the foundation or drainage system as they expand. Over time, roots can infiltrate underground pipes or put pressure on walls and foundations.
2. **Wind and Storm Damage:** The tree could pose a risk in adverse weather conditions, as falling branches or the tree itself could cause damage to the house, windows, or the fence in the rear garden.
3. **Moisture Issues:** Trees can absorb significant amounts of moisture from the ground, which could potentially lead to uneven ground conditions around the house, especially during dry periods.

However, there are **no visible signs of cracking or distortion** on the wall of the property in the vicinity of the tree, which suggests that the tree is **not currently causing structural issues** or damaging the building. The absence of noticeable cracks or movement is a good indication that, at present, the tree's roots or branches are not affecting the structural integrity of the property.

Recommendations:

- **Regular Monitoring:** It is recommended that the tree be monitored regularly, especially as it matures, to ensure that its growth does not start to affect the house. If the tree shows signs of being too close to the property, its growth can be managed, or it may need to be pruned or even removed to mitigate any potential risks in the future.
- **Tree Inspection:** Consider consulting with an arborist or tree specialist who can assess the tree's proximity to the house and provide advice on whether any action is required.

Overall, while the tree is not currently causing issues, it is wise to remain vigilant to avoid potential future complications. Regular maintenance of the tree and the structure of the house will help mitigate any risks.







H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

You should ask your legal adviser to confirm whether necessary planning permission and Building Control approval for any relevant building works such as loft conversions or extensions. Although we are not aware of any current development or road-widening proposals that could directly impact the property, it is advisable to instruct your legal adviser to carry out the usual searches to verify this. Additionally, ensure that all keys for security locks and windows are provided, as replacing them could be challenging or costly. Furthermore, your legal adviser should request FENSA certification for any window replacements to confirm that they meet current building regulations and energy efficiency standards, as this certification is important for ensuring compliance and quality assurance.

H2 Guarantees

In addition to standard enquiries and searches, your legal adviser must verify that the property is connected to the main sewer. They should also confirm the ownership and liabilities for perimeter boundary walls and fences. It is important to establish whether any previous timber treatment works have been carried out and if any active guarantees exist for these. Guarantees for the double glazing should also be confirmed. Additionally, your legal adviser should request details of any annual servicing or regular maintenance of the boiler, heating, and hot water systems, as well as service records for any gas heating appliances. Furthermore, they should ensure that guarantees or warranties are in place for any recent building works, such as the loft conversion, extension, and any electrical installation works, as well as any damp proof course remediation works if applicable.

H3 Other matters

None



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and not be reasonably changeable.

Risks

I1 Risks to the building

The building appears to be in generally good condition, with no significant structural issues noted. Minor hairline cracks were observed, but they do not suggest any major movement or subsidence. The main risk to the building could come from the tree located in the rear garden, which could potentially affect the foundations or drainage if allowed to grow unchecked. However, there are no visible signs of current damage, and monitoring the tree's growth should mitigate future risks. Regular checks on the roof, plumbing, and drainage systems are also advised to prevent water ingress or deterioration over time.

I2 Risks to the grounds

The grounds are generally well-maintained, with no signs of significant risks. The tree near the property remains a concern, as its growth could impact the foundations or underground drainage system if left unchecked. The drainage system appears to be functioning well, but the absence of a visible manhole limits the ability to inspect the underground drains directly. A drainage search is recommended to confirm the location of any inspection chambers.

I3 Risks to people

The property appears to pose minimal risk to its occupants. All key safety features, such as electrical wiring, heating systems, and water supply are in good working order, with no signs of malfunction. There are no hazards identified in terms of structural stability or environmental factors, aside from minor potential tripping hazards in the garden areas, such as the uneven surfaces in parts of the paved areas.

I4 Other risks or hazards

There are no significant hazards noted, aside from the lack of visible manholes for the drainage system, which limits the ability to fully assess the condition of underground drains. The external gas meter and boiler are both in good order, but regular maintenance and servicing by a Gas Safe engineer are recommended to prevent potential issues. In the event of emergencies, the location of the stopcock should be confirmed and regularly tested to ensure it functions correctly.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0902032

Phone number

02034885009

Company

Marshall Laurence Surveyors

Surveyor's address

20-22 Wenlock Road, London, N1 7GU

Year	Establishment	Qualification
2016	University of Leeds	BEng Civil & Structural Engineering
2023	Royal Institute of Chartered Surveyors	AsocRICS
2023	Chartered Institute of Building	MCIQB

Email

info@marshalllaurencesurveyors.com

Website

www.marshalllaurencesurveyors.com

Property address

Client's name

Mr Clark

Date this report was produced

24th Jan 2025

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

B. Almond

K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

You should ask an appropriately qualified person, 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.



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

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

The service

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

- a physical **inspection** of the property (see 'The inspection'); and
- a **report** based on the inspection (see 'The report').

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

- make an informed decision on whether to go ahead with buying the property
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchasing the property.

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

The inspection

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

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

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

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

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

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

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests.

The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

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

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

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

NI - Elements not inspected.

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

Energy

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

Issues for legal advisors

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

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

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

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

Risks

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

Standard terms of engagement

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

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

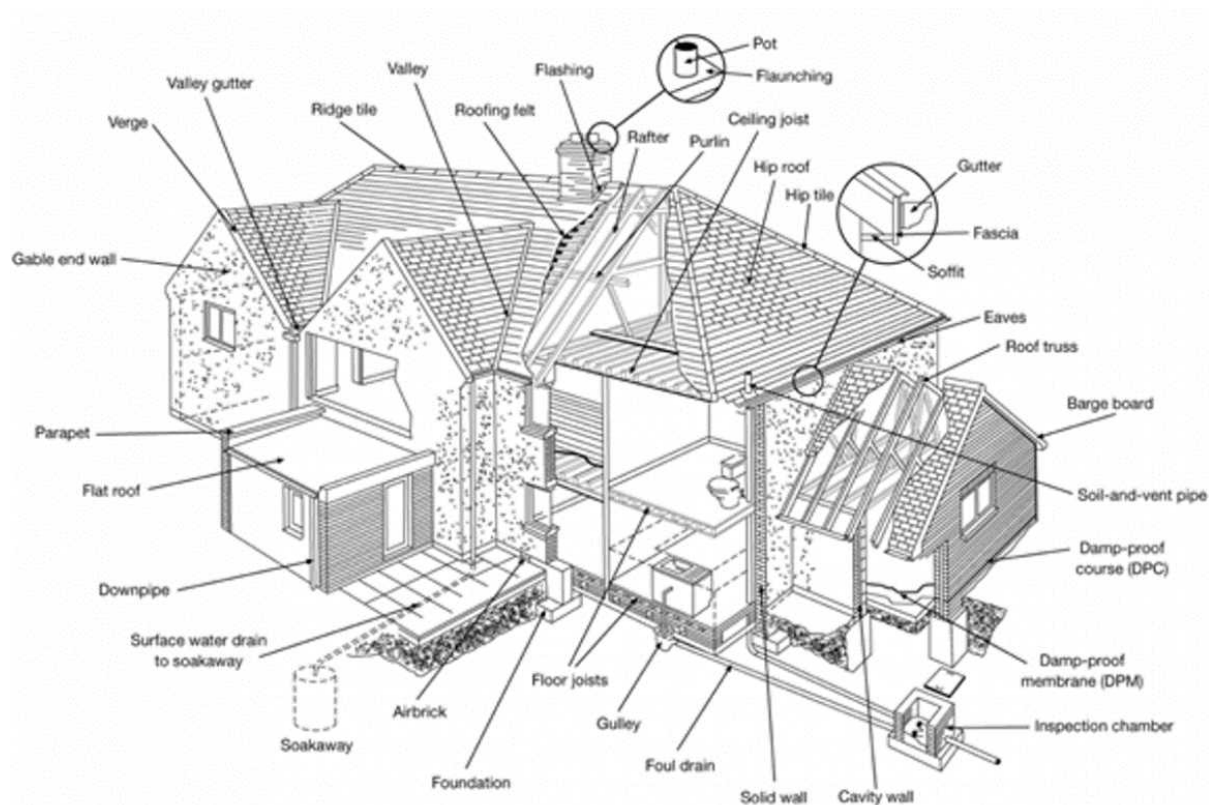
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

M

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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