Marshall Laurence Surveyors Ltd

RICS

LEVEL THREE

Your survey report

Property address

[redacted]

Client's name

[redacted]

Inspection date

[redacted]

Surveyor's RICS number

[redacted]

3

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A

About the inspection

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

A About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a detailed report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

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

Reminder

Please refer to your **Terms and Conditions** received on the [redacted] for a full list of exclusions.

A About the inspection

Surveyor's name

[redacted]

Surveyor's RICS number

[redacted]

Company name

Marshall Laurence Surveyors

Date of the inspection

[redacted]

Report reference

[redacted]

Related party disclosure

The survey and report have been undertaken by [redacted]. I can confirm that there is no conflict of interest in relation to this report.

Full address and postcode of the property

[redacted]

Weather conditions when the inspection took place

Sunny

Status of the property when the inspection took place

Furnished and occupied

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

B Condition ratings

Overall opinion of property

The property at [redacted] is a well-appointed two-bedroom flat that combines modern living with the charm of a converted warehouse. Its spacious layout, natural light, and contemporary amenities make it appealing for both first-time buyers and investors. The proximity to transport links and local amenities enhances its desirability, while the balcony overlooking Regents Canal adds a unique outdoor space. Overall, this property presents a solid investment opportunity in a vibrant area of Hackney.

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	Service history/warranty for the boiler	
2	Electrical Installation Condition Report	

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)

B

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	
D5	Windows	
E2	Ceilings	
E4	Floors	
F1	Electricity	
F2	Gas/oil	
F3	Water	
F4	Heating	
F5	Water Heating	
F6	Drainage	
F7	Common Services	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
D4	Main walls	
D6	Outside doors	
D9	Other outside the property	
E3	Walls and partitions	
E6	Built-in fittings	

E7	Woodwork	
E8	Bathroom fittings	
E9	Other inside the property	
G2	Permanent buildings and other structures	

NI

Elements not inspected

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

Element no.	Element name
E1	Roof structure

NA

Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D8	Other joinery and finishes
E5	Fireplaces, chimney breasts and flues
G1	Garage
G3	Other grounds

B Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)
Roof tile replacement	£450
Filling and decoration to cosmetic cracks	£600
Decoration to window frames	£400

Further investigations

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

1. Drainage System: Confirm the location and condition of drainage infrastructure, particularly due to the property's proximity to the canal.

2. Insurance Costs: Investigate potential insurance costs related to flood risk, as properties near water bodies often incur higher premiums.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

Converted warehouse.

Approximate year the property was built

1800s

Approximate year the property was extended

NA

Approximate year the property was converted

2010

Information relevant to flats and maisonettes

None

Construction

The flat at [redacted] features a split-level design within a former warehouse structure. The conversion has maintained key architectural elements such as high ceilings and large windows, allowing for ample natural light and an open feel. The construction incorporates modern materials and finishes, blending contemporary aesthetics with the original industrial character of the building. This combination creates a unique living environment that reflects both style and functionality.

Accommodation

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

Means of escape

The means of escape from the flat are clear, with a direct exit route via the staircase. The staircase is accessible and includes a handrail for safety, which is essential for effective evacuation in emergencies. Regular maintenance is recommended to ensure that the exit remains unobstructed and safe for all occupants.

C Energy efficiency

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

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

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

Energy efficiency rating

C

Issues relating to the energy efficiency rating

None

Main services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil

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

NA

Other energy matters

None

C Location and facilities

Grounds

The property is situated alongside a canal, providing a scenic view and a pleasant outdoor atmosphere. The surrounding area features a mix of residential and commercial properties, enhancing its appeal. Access to the canal promotes recreational activities such as walking and cycling, contributing to a vibrant community environment.

Location

The property is situated in a vibrant area of Hackney, close to Haggerston Overground station, providing excellent transport links to central London and beyond.

Facilities

The flat features modern amenities, including two bedrooms, two bathrooms, and a well-equipped kitchen, catering to contemporary living standards. The balcony overlooking the canal adds a unique outdoor space for relaxation.

Local environment

The surrounding environment is lively, with a mix of residential and commercial properties. Proximity to the canal offers recreational opportunities, while nearby restaurants, bars, and parks enhance the community's appeal.

Other local factors

None

D

Outside the property

D 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

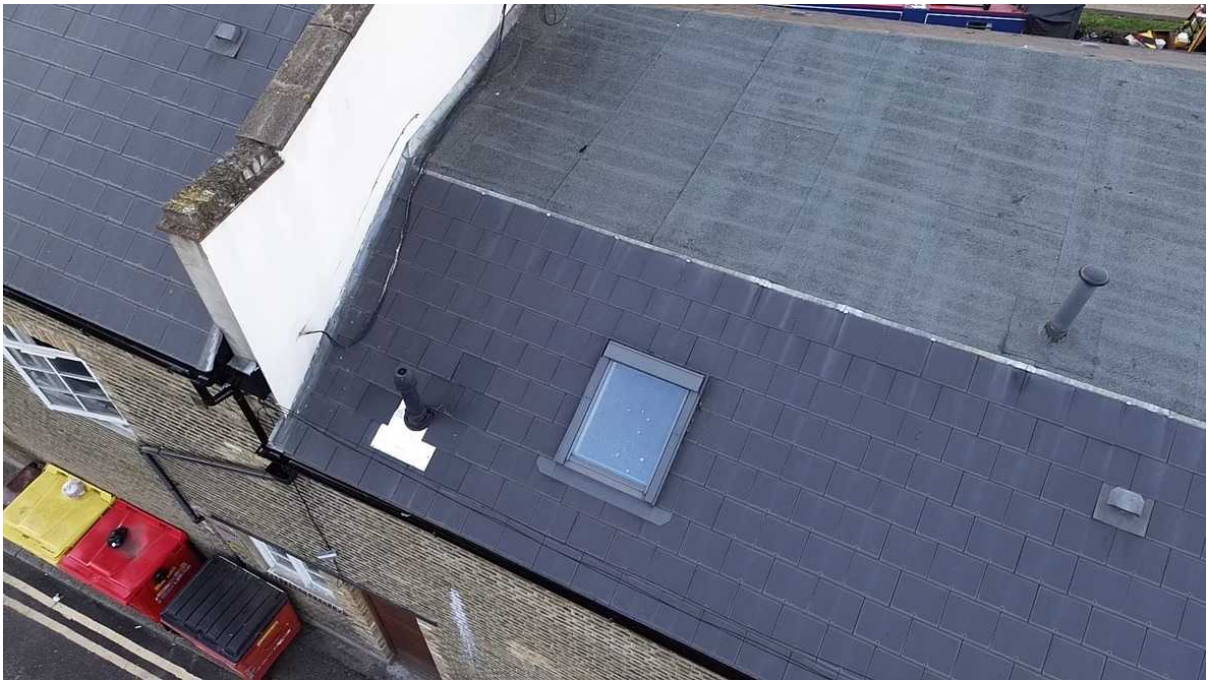
Not applicable.

D2 Roof coverings

2

The roof structure of the property features a dual design comprising two pitched roofs clad in modern tiles, complemented by a flat felt roof. The tiled surfaces are generally in good condition; however, it has been noted that several tiles are missing around the vent pipe. Presently, this does not pose a significant issue, as the flange of the vent sleeve effectively maintains waterproofing. Nevertheless, it is prudent to address the missing tiles in the near future to prevent potential water ingress.

The flat roof's felt waterproofing exhibits sound integrity, with appropriate lapping around the rooflight upstands, ensuring effective drainage and minimizing the risk of leaks. During the inspection, no significant damage was observed on this surface. Additionally, the flashings are installed correctly, featuring adequate expansion joints to accommodate movement and prevent cracking. The party wall and coping stones are also in good condition, contributing to the overall structural integrity and durability of the roof system. Regular maintenance and monitoring are advisable to preserve the roof's functionality and longevity.

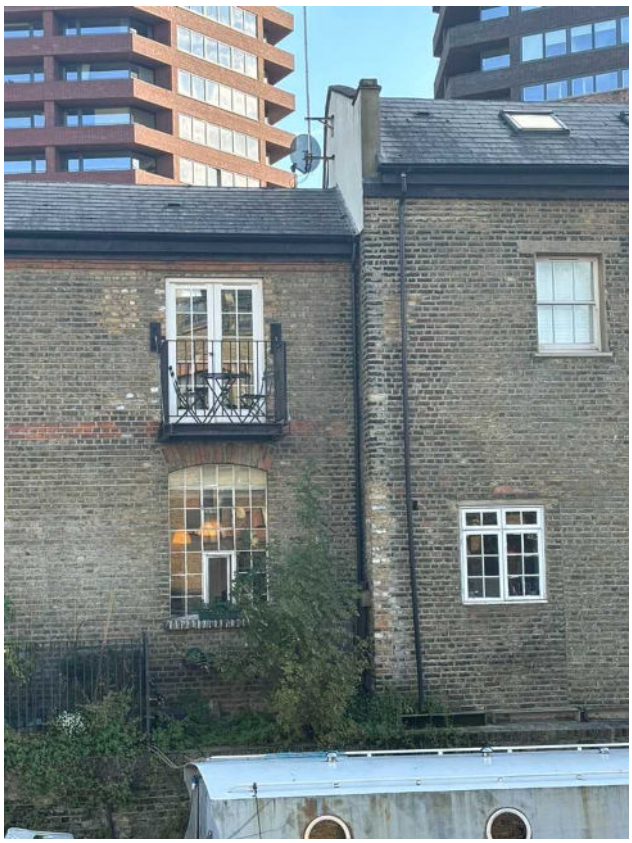


D3 Rainwater pipes and gutters

1

The property features modern PVC rainwater pipes and guttering that are in excellent condition, free from any visible cracks or breakages. An appropriate number of downpipes are securely affixed to the facade, ensuring effective drainage. The installation includes adequately positioned expansion joints to accommodate thermal movement, which is essential for maintaining structural integrity.

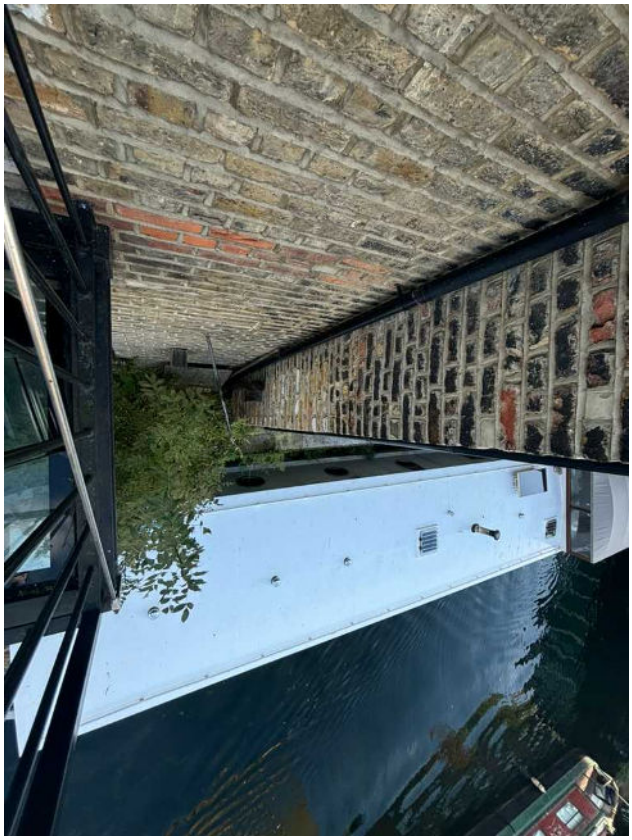
On the canal side, timber fascias and soffits are present, both in good condition but requiring regular monitoring and protection from weather exposure to enhance their longevity. The modern PVC fascias on the street side are also well-maintained. No obvious blockages were observed in the guttering, but regular inspections are advisable to ensure they remain clear, facilitating proper drainage and preventing potential water-related issues.



D4 Main walls

1

The main walls of the property are solidly constructed from high-quality brick, with no missing or damaged bricks observed. The mortar joints are in excellent condition, negating the need for any repointing at this time. Importantly, the walls show no signs of deformation or cracking, indicating no structural movement. Furthermore, the concrete lintels above the openings are intact and free from cracking, reinforcing the overall structural integrity of the property. Regular inspections and maintenance will help ensure the long-term durability and visual appeal of the brickwork.



D5 Windows

2

The property is equipped with high-quality double-glazed windows and doors, including those leading to the balcony and Velux roof lights. All windows were found to be fully operational, providing effective insulation and soundproofing. While minor paint flaking was observed on the internal window frames, this cosmetic issue does not impact the overall performance of the windows and can be easily addressed with simple redecorating.

Importantly, there were no cracked or damaged glass panes, and the seals were in excellent condition, with no evidence of condensation between panes, which suggests the seals remain intact and functional. The roof lights in the upstairs bedroom were fully operational, allowing for natural light and ventilation, although the kitchen roof light was not assessed due to high ceilings. Additionally, no signs of leaks were detected around the windows, indicating a strong and effective seal. Overall, the windows and roof lights contribute positively to the property's aesthetics and functionality.

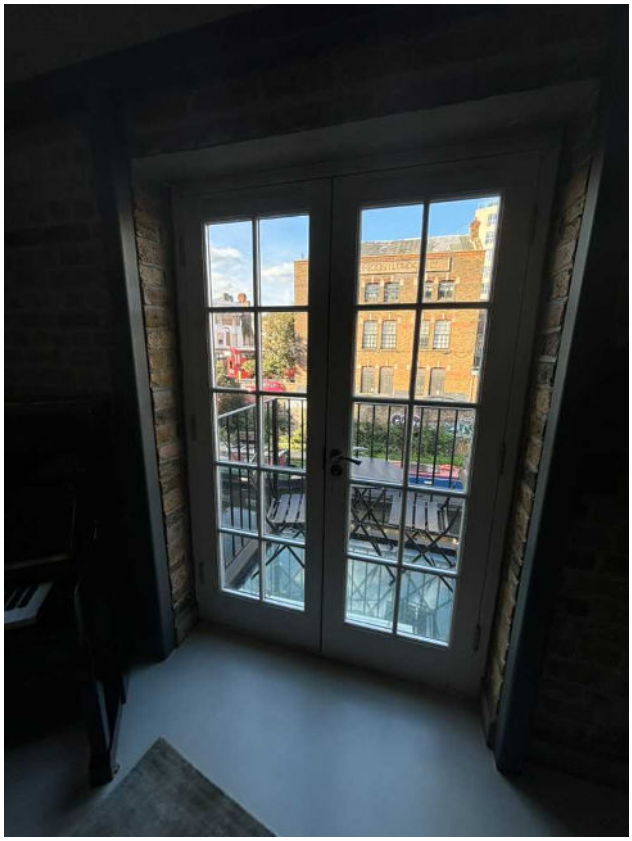
THOMAS BRICOS (LONDON) LTD

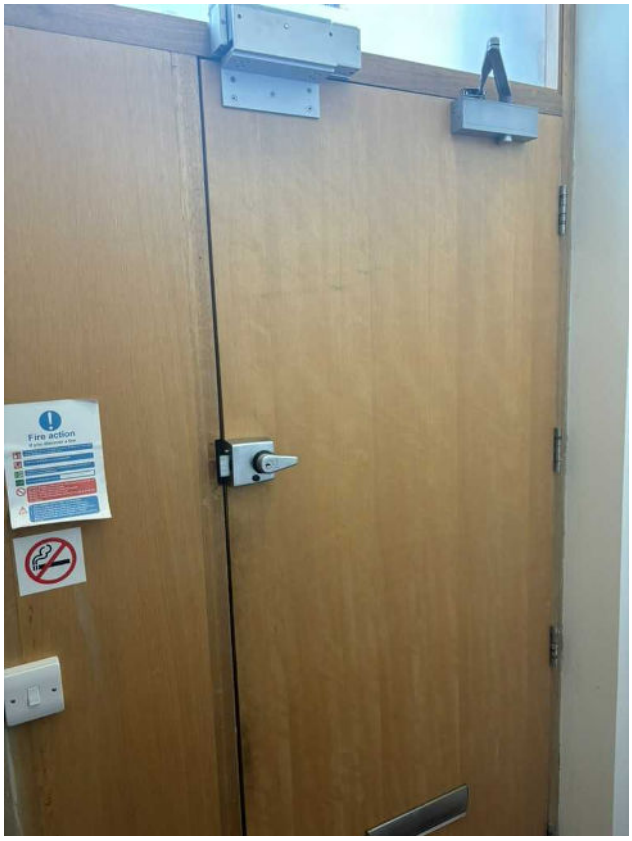
THOMAS ERIC
LONDON

D6 Outside doors (including patio doors) 1

The outside doors of the property are well-maintained and functional. The double doors leading onto the balcony are in good condition, operating smoothly without issues and equipped with locks for added security. It is advisable to consider repainting the timber threshold soon to enhance its durability against the elements.

The front door features solid construction and a stylish finish, contributing to the property's overall appeal. Importantly, there is no evidence of warping or bowing that would affect its performance. Its effortless operation and excellent sound insulation qualities ensure a quiet indoor environment, reflecting quality craftsmanship. Regular maintenance will help preserve these doors' integrity and aesthetics over time.





D7 Conservatory and porches NA

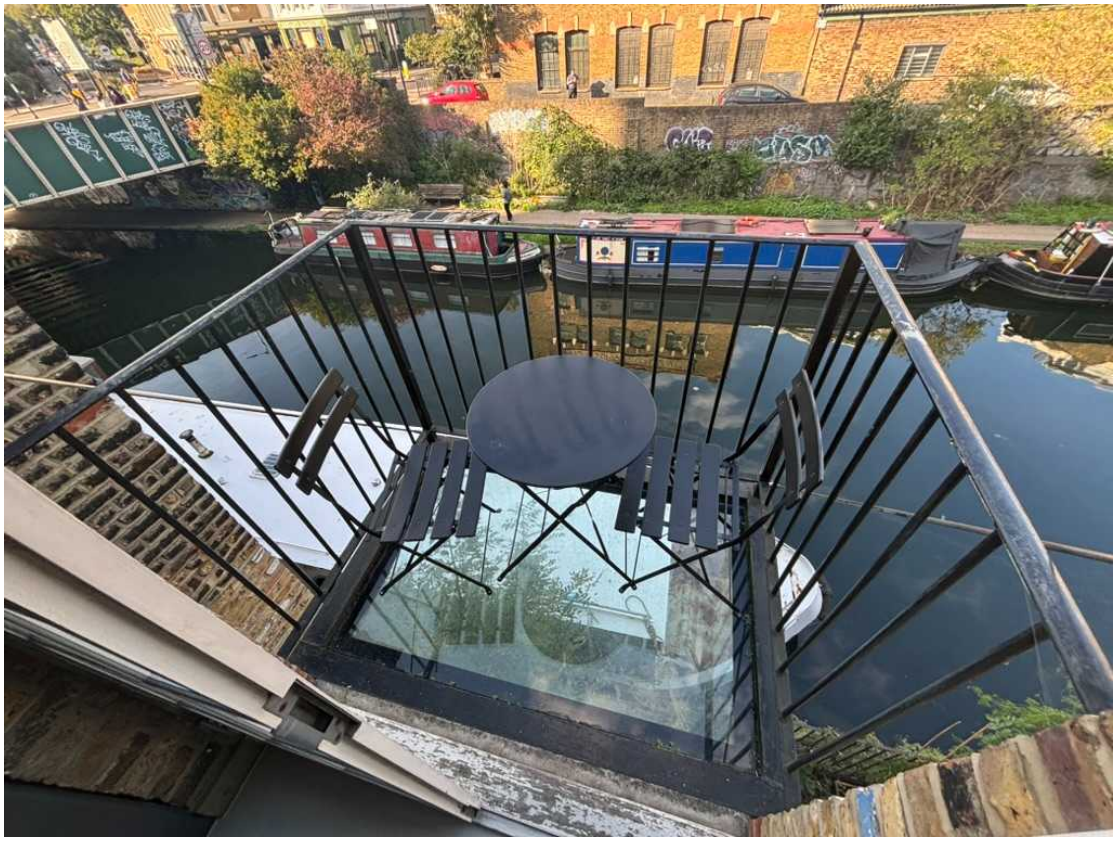
Not applicable.

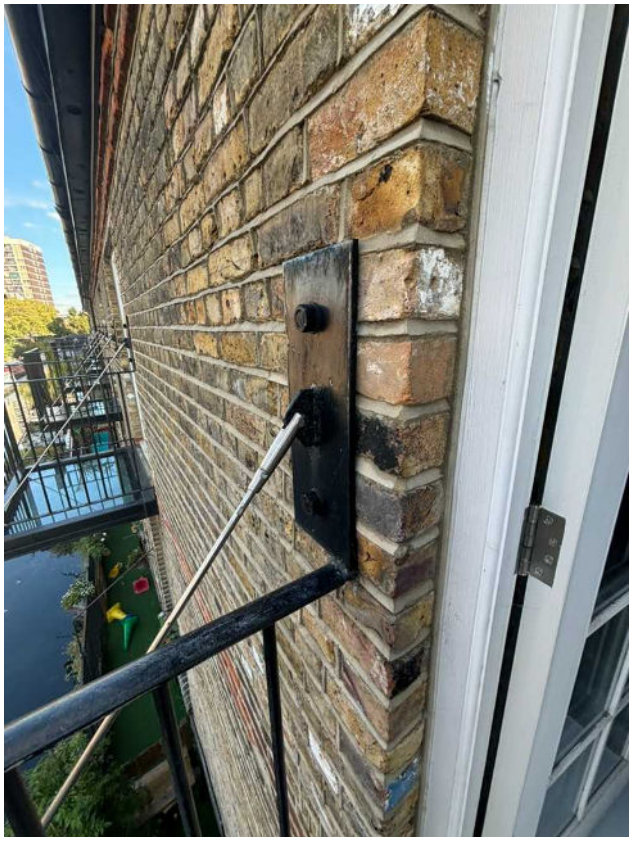
D8 Other joinery and finishes NA

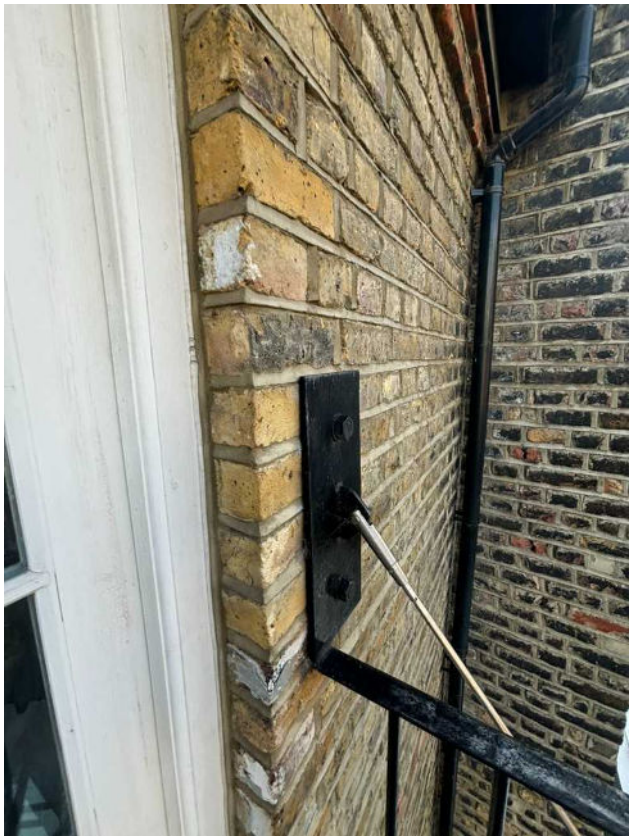
Not applicable.

D9 Other 1

Overall, the balcony is in good condition, characterized by a durable glazed panel floor that shows no signs of cracking. The metal struts are securely fixed, with no corrosion evident, reflecting quality construction and maintenance. While there is minor moss growth, it can be easily managed through routine cleaning. With proper upkeep, this outdoor space can continue to serve as an attractive and functional extension of the living area.







E

Inside the property

E 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

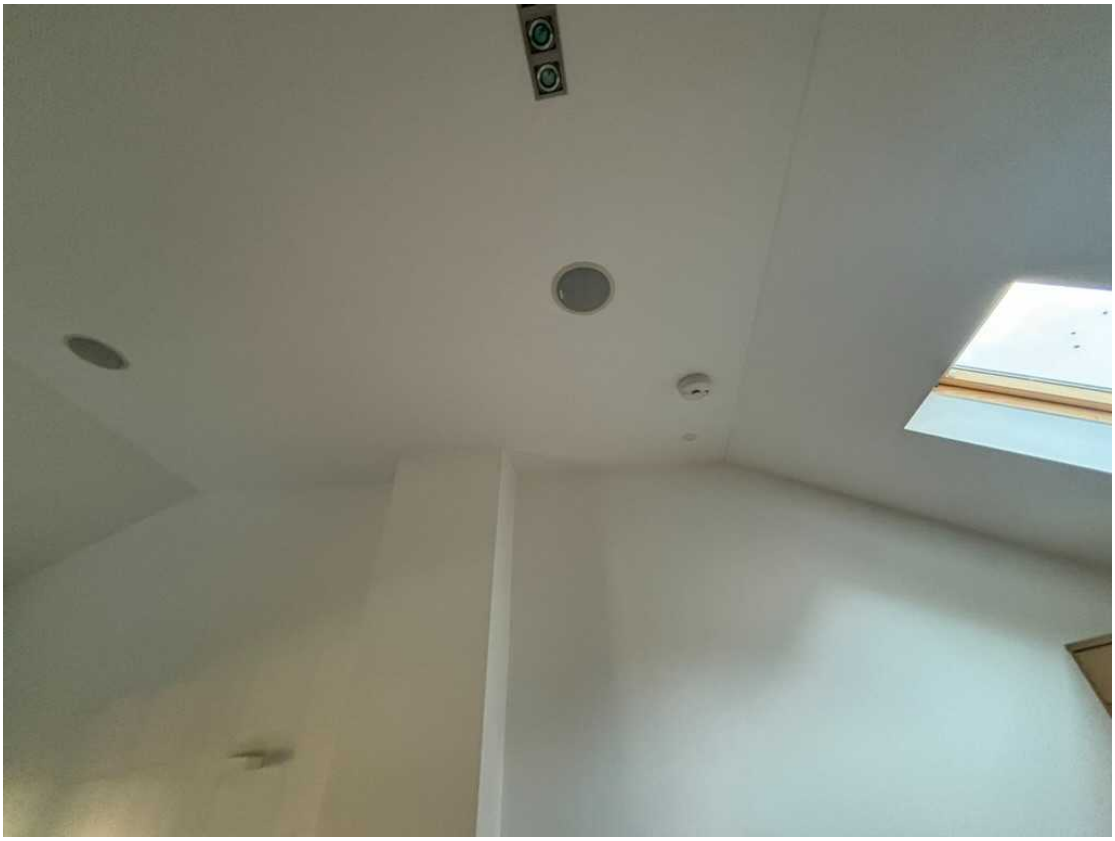
NI

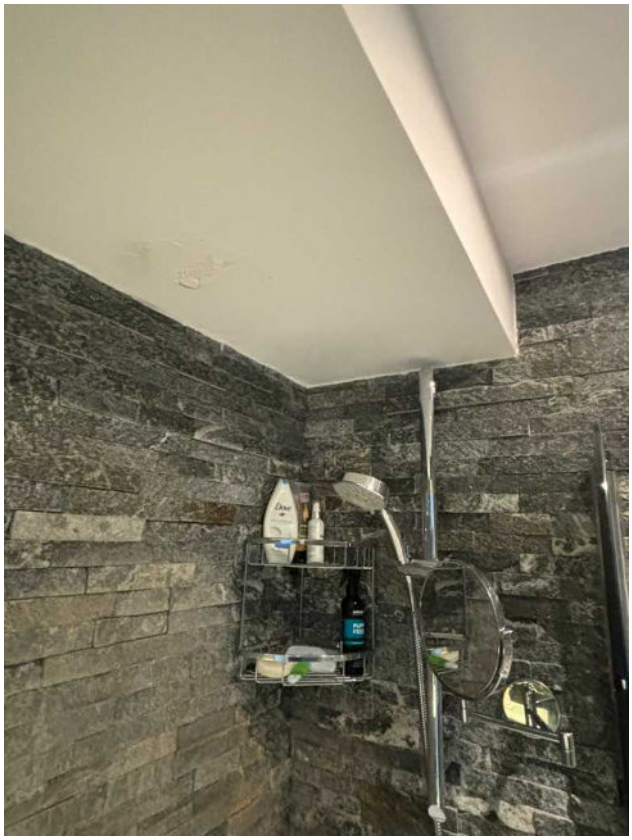
The roof structure of the property has been successfully converted into a bedroom, with ceilings finished in plasterboard, which prevents a direct assessment of the underlying timber rafters. However, there are no visible signs of leaks on the walls or ceilings, indicating that the outer shell of the property is well-maintained and waterproof. This suggests effective roofing and weatherproofing, contributing to the overall integrity and comfort of the living space.

E2 Ceilings

2

The ceilings throughout the property are finished with plasterboard and modern plaster, creating a clean and visually appealing environment. They are painted white and well-decorated, requiring minimal touch-ups. While the ceilings are flat and straight, there are some minor hairline cracks at the interfaces between the walls and ceilings. These are cosmetic and can be easily filled and redecorated. The bathroom ceiling exhibits signs of paint flaking near the shower, likely due to condensation from the extractor fan being turned off. Leaving the vent on is essential to maintain adequate ventilation and prevent further issues.





E3 Walls and partitions

1

The walls throughout the property are finished with modern plaster and are well-decorated, presenting a clean and inviting atmosphere. They are painted white, requiring minimal maintenance and touch-ups. While the walls are generally in good condition, some minor hairline cracks can be observed at the interfaces with the ceilings. These cosmetic imperfections can be easily filled and redecorated as needed. Overall, the walls contribute positively to the aesthetic appeal of the living space, maintaining a fresh and contemporary look.

E4 Floors

2

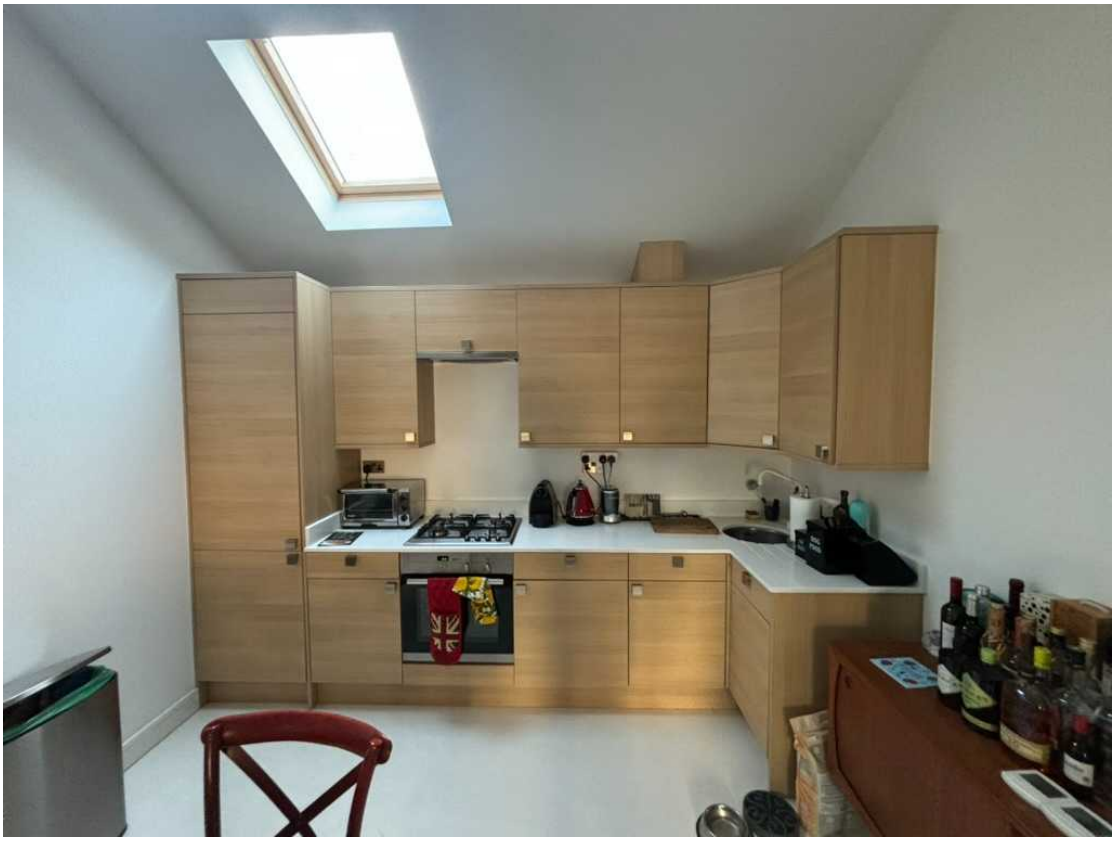
The flooring throughout the property features a visually appealing resin surface that is free from cracks. A suitable perimeter expansion gap has been installed to accommodate thermal expansion, ensuring the flooring remains intact under varying temperature conditions. However, there are areas around the perimeter of the floor where the mastic is missing or damaged. While this is purely an aesthetic issue, it may be something the buyer would want to address. The underfloor heating (UFH) present on the lower floor enhances comfort and efficiency, making this flooring an excellent choice for modern living. Regular maintenance will help preserve its quality and appearance over time.

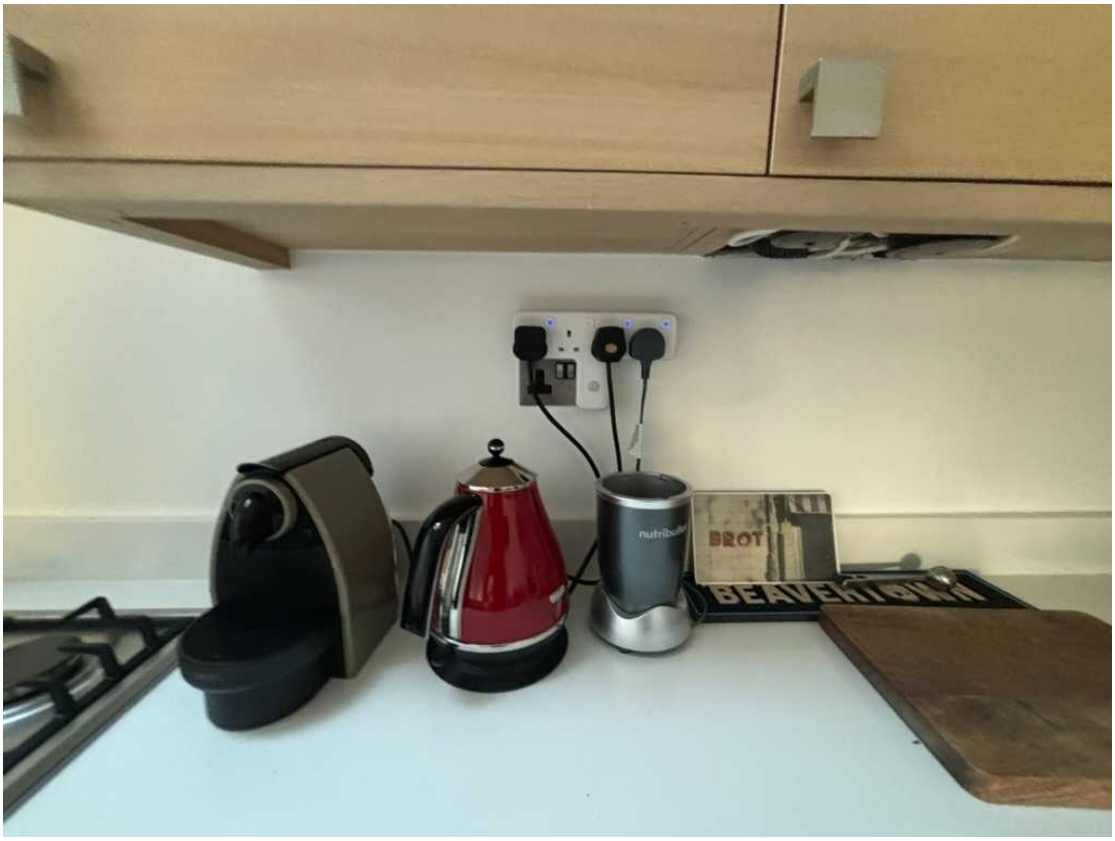
E5 Fireplaces, chimney breasts and flues NA

Not applicable.

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances) 1

The built-in fittings in the kitchen, including the cabinetry, are in good order, contributing to the overall functionality and aesthetics of the space. However, one door may require a hinge adjustment to ensure smooth opening and closing. The worktop is in good condition, providing ample space for food preparation and other kitchen tasks. The tap delivers good water pressure, enhancing usability. It is noteworthy that an extension has been used on the splashback, so it may be beneficial to consider installing additional sockets for improved convenience and access.

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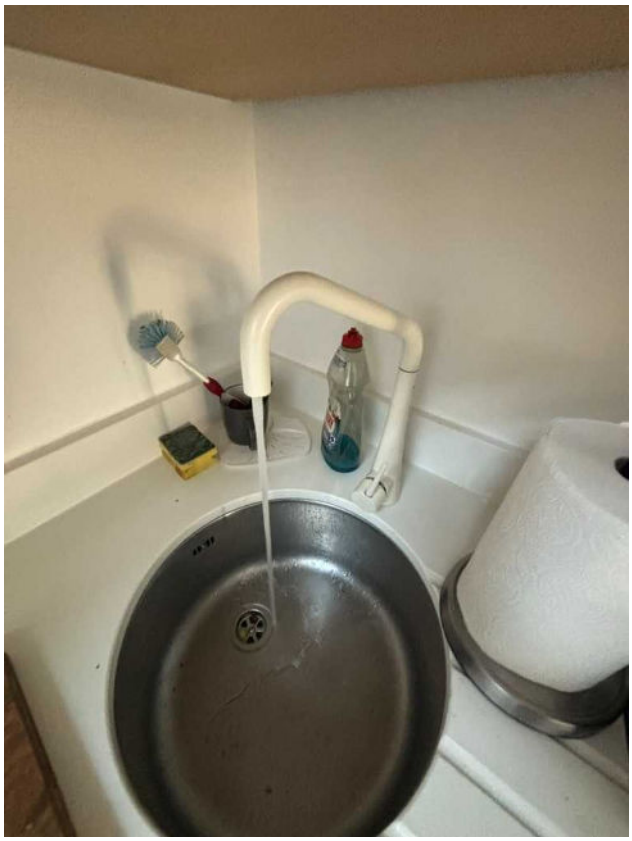
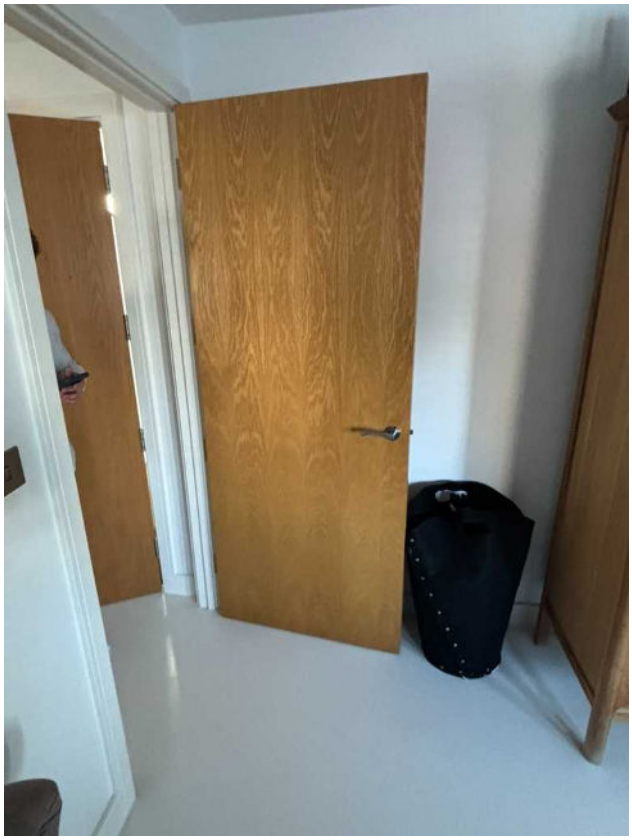


E7 Woodwork (for example, staircase joinery)

1

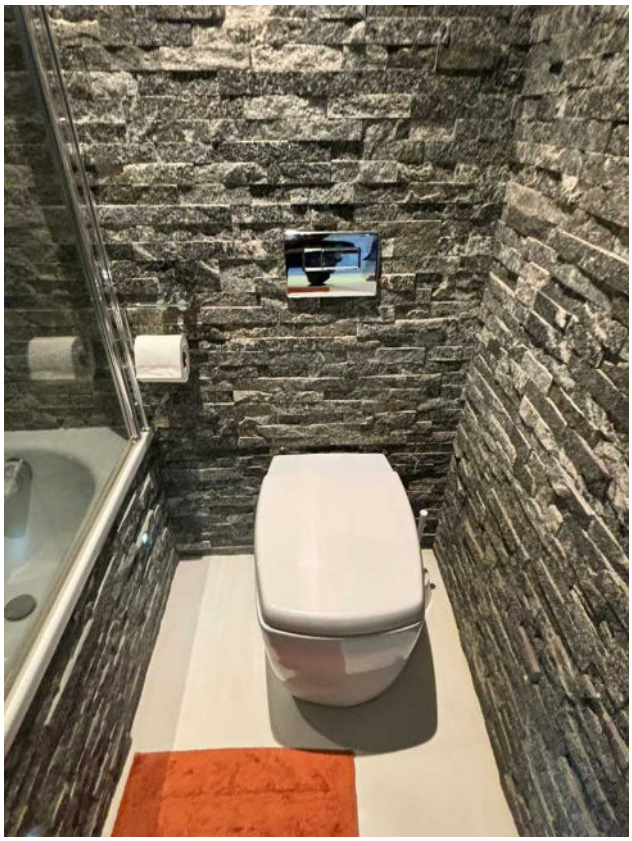
The woodwork throughout the property is in excellent condition, with all doors fully operational and exhibiting no signs of bowing or warping. The skirting boards and architraves are straight and well-maintained, contributing to the overall aesthetic appeal of the space. The decoration is satisfactory, with only minor imperfections.



E8 Bathroom fittings

1

The bathroom and en suite fittings are in excellent condition, with sanitaryware free from cracks or chips. Both areas show no signs of leaks, and the tiling is well-maintained. Good water pressure is noted in both bathrooms, enhancing their functionality. While there is some paint flaking near the shower head, likely due to condensation build-up, both ventilation fans were fully functional when turned on. It is essential to keep these vents operational to ensure adequate airflow and prevent further condensation-related issues.



E9 Other

1

The modern steel installations within the property serve as essential supports for the overall structure, providing enhanced stability. These steels are securely installed and remain in excellent condition, indicating a robust construction. They are finished to ensure adequate protection against environmental factors and exhibit no signs of deflection or damage, confirming their structural integrity. The fixings and bolt connections are appropriately sized and installed with precision, contributing to the overall safety and durability of the building.

F

Services

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

F Services

Limitations on the inspection

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 is located in the storage cupboard under the stairs. The unit appears to be securely mounted and in good condition. The consumer unit shows no signs of wear or damage. The wiring connections are neat and properly insulated, indicating professional installation.

I would advise an NICEIC engineer to visit and advise on the installations. The NICEIC ensures that its members have systems in place to ensure that any businesses registered with them, and their employees are competent to undertake the 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.

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 for the property is located in a shared service room accessible from the main street. This arrangement allows for convenient monitoring and maintenance of the gas supply. The installation appears to be compliant with safety regulations, providing a safe and efficient means of gas measurement for the property. Regular checks should be conducted to ensure the continued functionality and safety of the gas supply.

F3 Water

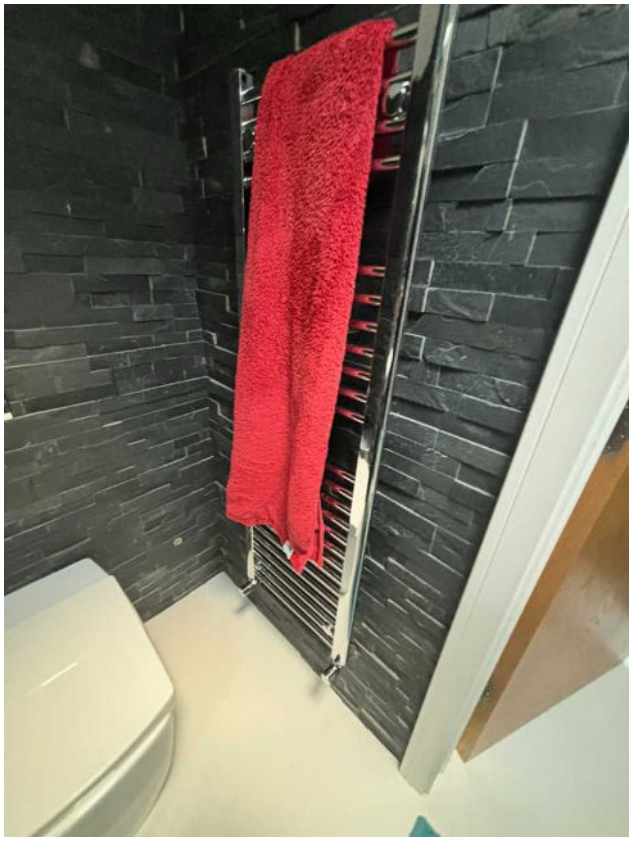
2

The external stopcock access lid is conveniently located near the front entrance door to the communal area. It appears to be in good order, providing clear and easy access. It is essential to ensure that this area remains unobstructed at all times to facilitate quick access in case of emergencies or maintenance needs. Regular checks should be conducted to maintain its condition and accessibility.

F4 Heating

2

The property's heating system features a Valliant boiler housed within a kitchen cupboard. It is advisable to obtain warranty details and service records from the seller for verification. The lower level is fitted with underfloor heating, with the manifold located in the storage cupboard under the stairs; connections are secure with no signs of leaks. The upper level is heated by radiators, with one in the bedroom and another in the en suite. A minor leak was noted at the bedroom radiator, but it appears historical, as the surrounding area is dry with no signs of water damage.



F5 Water Heating

2

The property's water heating system comprises a Valliant boiler, located within a kitchen cupboard. It is advisable to request the warranty details and service records from the seller to confirm the boiler’s maintenance history and any ongoing coverage or support.

F6 Drainage

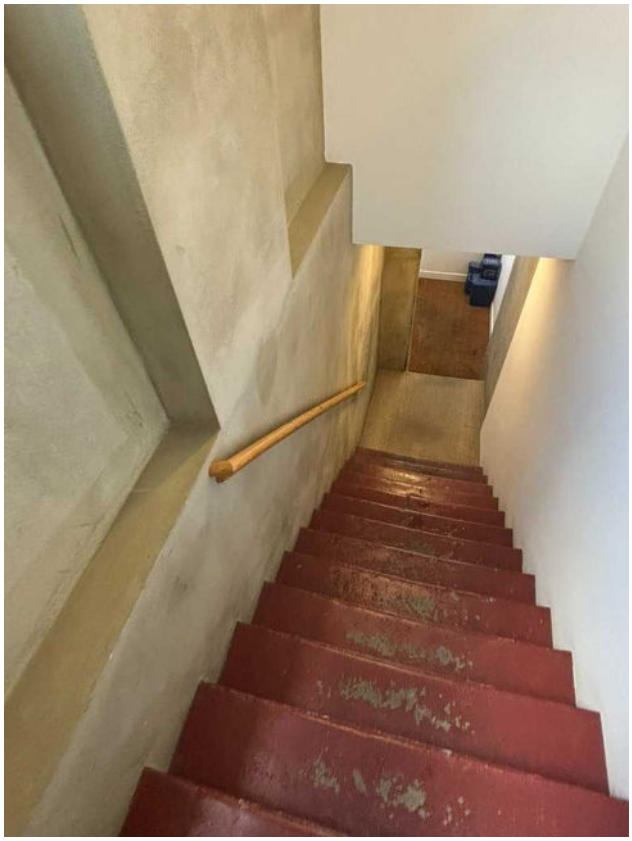
2

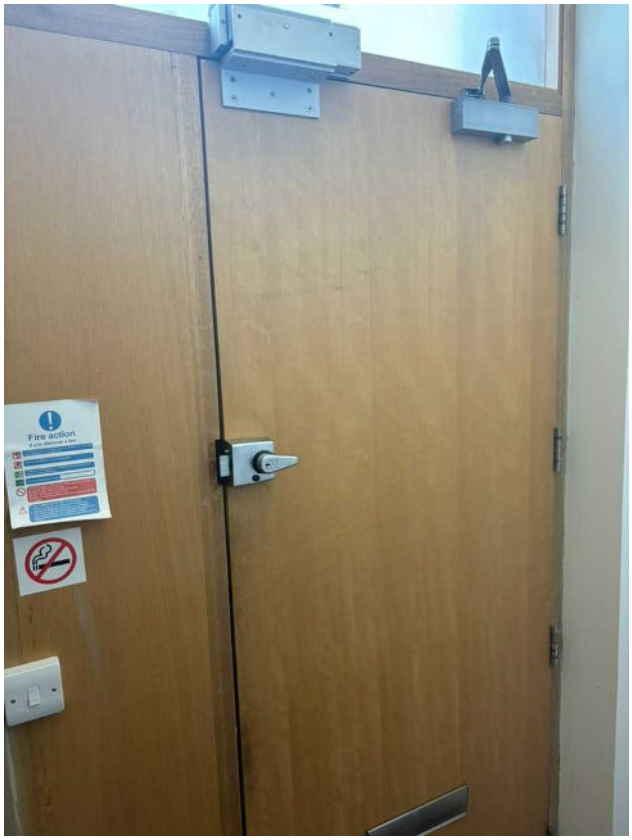
The drainage system of the property appears to function effectively, with no visible signs of blockages or issues. As this is a flat, there is no private manhole cover located on the premises. The specific inspection of drains was limited due to this, so it is advisable to conduct further investigations, including property searches, to confirm the location and condition of the drainage infrastructure. Regular maintenance will be essential to ensure continued performance and prevent potential water-related problems in the future.

F7 Common Services

2

The common services within the property are well-maintained and functional, contributing to the overall efficiency and safety of the building. The presence of a solid fire door adds to the safety features of the shared space, ensuring compliance with fire safety regulations. Additionally, the clear signage regarding fire action protocols further enhances safety awareness among residents. Regular maintenance and inspections of these common services will ensure their continued effectiveness and reliability.




Fire action

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

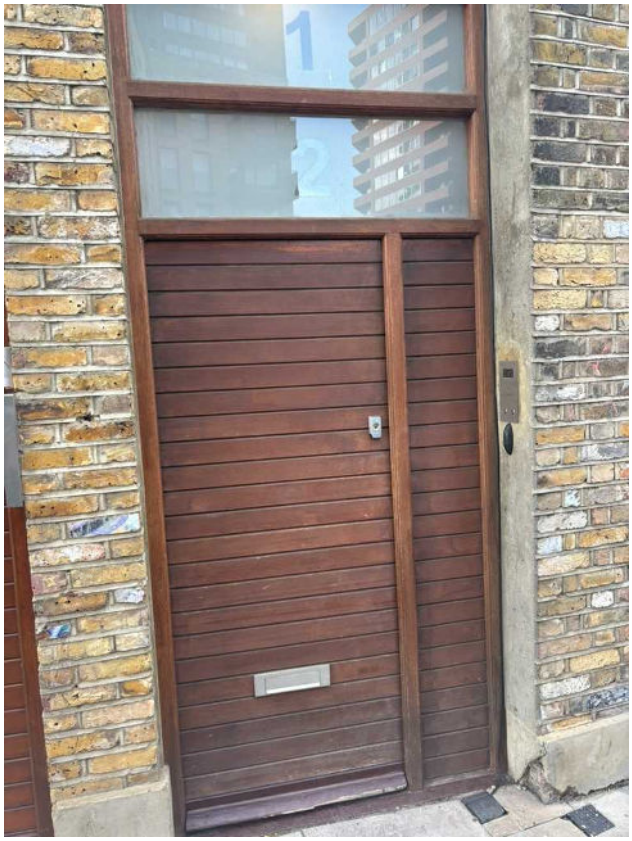
The survey report has limitations regarding the inspection of the grounds, including shared areas for flats. Access to certain outdoor spaces may be restricted, preventing a thorough assessment of all landscaping and common areas. The surveyor can only evaluate visible and accessible elements, meaning 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.

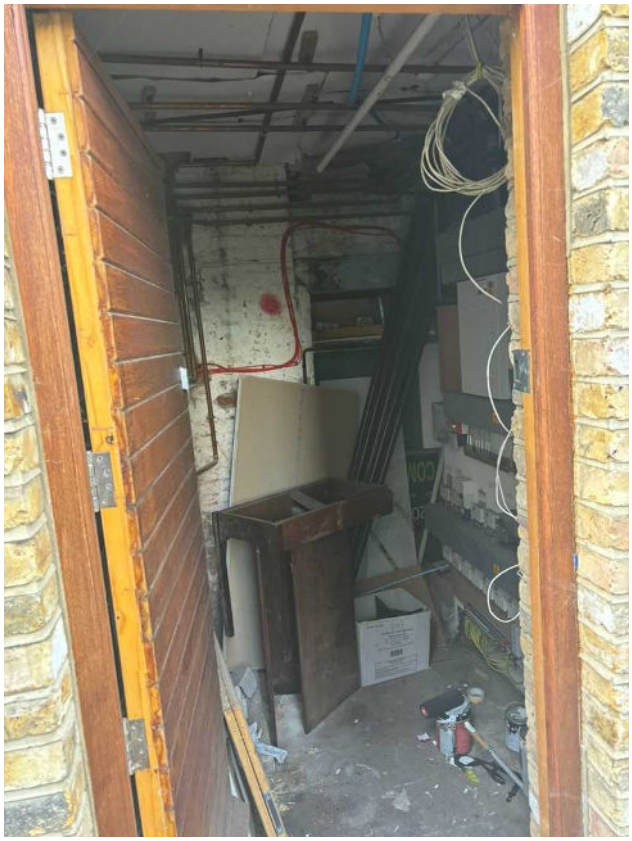
G1 Garage NA

Not applicable.

G2 Permanent outbuildings and other structures 1

The property is beautifully situated alongside a canal, which enhances its charm and provides picturesque views for residents. The front entrance door to the communal area is conveniently located on the ground floor of the main street, which is well-maintained and inviting. Adjacent to this entrance, the shared utility room houses the electrical and gas meters, and it is secure and in good condition. Notably, the doors show no signs of bowing or warping, ensuring their functionality and security.





G3 Other

NA

Not applicable.

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.

H Issues for your legal advisers

H1 Regulation

We have no knowledge of any development or road widening plans that could directly impact the property. Nevertheless, we suggest that you direct your Legal Adviser to conduct the standard searches regarding this matter.

Additionally, it is important to ensure the availability of all keys for security locks and windows, as obtaining replacements may be challenging or costly.

H2 Guarantees

In addition to standard enquiries and searches, your Legal Adviser must confirm the property's connection to the main sewer, ownership and responsibilities related to perimeter boundary walls and fences, any past timber treatment works with active guarantees, existing guarantees for the annual servicing or regular maintenance of the boiler, heating, and hot water system. Furthermore, your Legal Adviser should obtain service details for any heating appliances.

H3 Other matters

We recommend you request your legal adviser to investigate the existence of any current planning applications with regard to adjoining properties or land. We are not aware of any other significant considerations affecting the property, however, it is possible relevant matters may come to light as a result of the enquiries made by your legal adviser.

We recommend considering any additional charges related to insuring the property due to its proximity to the canal. Properties situated in areas at a higher risk of flooding typically incur higher insurance premiums. Therefore, it is prudent to factor in these potential costs when evaluating the overall affordability of the property. Consulting with an insurance advisor may provide further clarity on the implications of this risk and help secure appropriate coverage.

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 changed.

I Risks

I1 Risks to the building

The overall risks to the building include potential flooding due to its proximity to the canal, necessitating careful attention to drainage systems and higher insurance premiums. There is a slight concern relating to the missing roof tiles that could lead to water ingress if not addressed. Additionally, proper ventilation within the bathrooms is crucial to prevent moisture build-up, which can lead to issues such as mold and deterioration. Regular maintenance and monitoring of these factors will be essential in mitigating risks and ensuring the long-term stability of the property.

I2 Risks to the grounds

As mentioned above

I3 Risks to people

None

I4 Other risks or hazards

None

J

Energy matters

This section describes energy related matters for the property as a whole. It takes into account a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J Energy Matters

J1 Insulation

See EPC for recommendations.

J2 Heating

The heating system should be inspected and tested for efficiency by a suitably qualified heating engineer.

J3 Lighting

It is advisable to replace the lighting with energy-efficient fixtures where required.

J4 Ventilation

All mechanical vents and kitchen extracts should be routinely cleaned and cleared of debris to ensure sufficient ventilation is provided. Alternatively, if mechanical vents are not present then windows should be opened to provide adequate ventilation.

J5 General

None

K

Surveyor's declaration

K Surveyor's declaration

Surveyor's RICS number

[redacted]

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	MCIOB

Email

info@marshalllaurencesurveyors.com

Website

www.marshalllaurencesurveyors.com

Property address

[redacted]

Client's name

[redacted]

Date this report was produced

[redacted]

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

[redacted]

L

What to do now

L

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for these further investigations

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

M

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

M Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

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

The surveyor who provides the Home Survey - Level 3 Service aims to give you professional advice to:

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the results of 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

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

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

Energy

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

Issues for legal 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

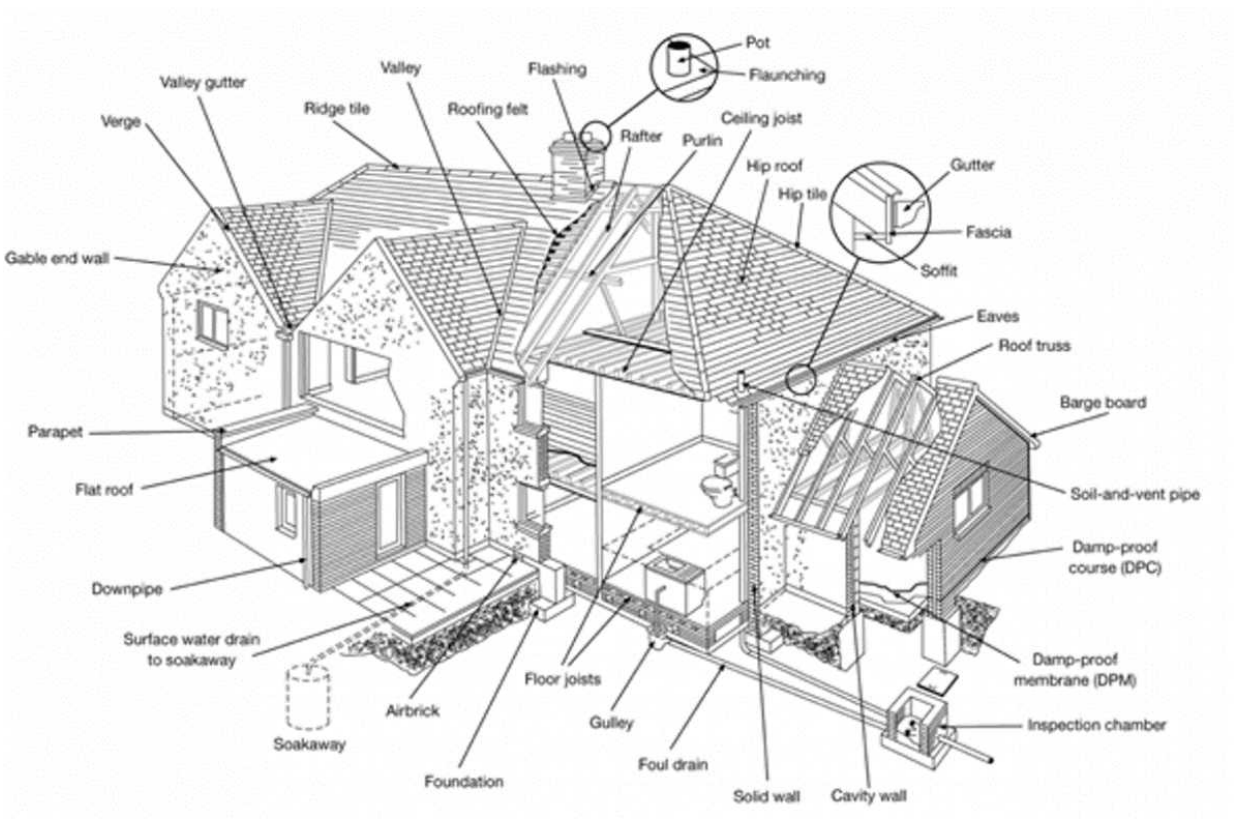
surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please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

N

Typical house diagram

N Typical house diagram

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



RICS disclaimer

You should know...

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