

watsons



LEVEL 2

# Your survey and valuation report

**Property address**

21 Napier Road, Swalwell,  
Newcastle upon Tyne, NE16 3BT

**Client's name**

David Turner

**Inspection Date**

26th February 2026

**Surveyor's RICS number**

0097296

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# A

## About the inspection and report

This Home Survey - Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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.

# A

## About the inspection and report

### As agreed, this report will contain the following:

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

### 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
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

### About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We 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** report sent on the 27th February 2026 for a full list of exclusions.

## About the inspection

**Surveyor's name**

Tessa Thomas MRICS

**Surveyor's RICS number**

0097296

**Company name**

Watsons Property Group Limited

**Date of the inspection**

26th February 2026

**Report reference number****Related party disclosure**

We are not aware of any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct and have no links with this transaction.

**Full address and postcode of the property**

21 Napier Road, Swalwell, Newcastle upon Tyne, NE16 3BT

**Weather conditions when the inspection took place**

When we inspected the property, the weather was dry following a period of changeable weather.

**Status of the property when the inspection took place**

The property was occupied and fully furnished. There were fully fitted floor coverings in all rooms.

The property was tenanted on the day of our inspection, and your Legal Adviser should make further enquiries in this regard. They should make all necessary arrangements for a revised tenancy agreement and explain the implications to you. If it is your understanding the tenant is to leave prior to the purchase, the legal adviser should confirm vacant possession will be available.

Ask your legal adviser to:

- confirm the details of the existing tenancy and advise you accordingly if the tenant is to remain in-situ. There were personal effects stored within the property which prevented the internal inspection of some areas. We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible.

The front of the property faces approximately East. All directions mentioned in the report are taken as though looking at the front elevation.

There were personal effects stored within the property which prevented the internal inspection of some areas.

We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible.

# 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 L, 'What to do now', and discuss this with us if required.

# B

## Condition ratings

### Overall opinion of the property

This property is considered to be a reasonable proposition for purchase at a price of £100,000, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, we see no reason why there should be any special difficulty on resale in normal market conditions.

The property is of an age and type where a degree of ongoing maintenance should be anticipated. As with any property, it is vital that the main fabric of the building is maintained in a watertight condition and in order to achieve this all major structural elements will require regular overhaul and repair. Brickwork, stonework, jointing and render, where present, should be regularly inspected and repaired. Any flashings should be redressed, and defective or slipped roofing tiles or slates repaired or replaced, as necessary. Rainwater goods should be regularly cleaned, resealed and realigned and any external joinery will need to be redecorated frequently with decayed sections being cut out and replaced. Paintwork should be maintained in a good condition. It is also vital that all services serving the property are regularly maintained and upgraded in order to comply with current regulations.

Our comments reflect the overall condition of the property on the day of our inspection, although this report should not be interpreted as a definitive list of every single defect which may be present. It should be appreciated that parts of the property are many years old. Such parts of the structure and fabric should therefore not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage.

# B

## Condition ratings

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



### Documents we may suggest you request before you sign contracts

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



### 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
D1	Chimney stacks
D5	Windows
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating



### 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
D2	Roof coverings

Element no.	Element name
D3	Rainwater pipes and gutters
E4	Floors
G3	Other



### 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
D4	Main walls
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
F3	Water
F6	Drainage



### 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
E9	Other

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

## C

## About the property

### Type of property

The property is a three bedroom mid-terraced house with no off-street parking.

### Approximate year the property was built

Based on our knowledge of the area and housing styles, we estimate that the property was built in approximately 1910.

### Approximate year the property was extended

The property has been altered by way of a single storey extension to the front.

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the extension.

We do not know when this was completed. Ask your legal adviser to:

- confirm the date of the extension.

### Approximate year the property was converted

The property has not been converted.

### Information relevant to flats and maisonettes

The property is not a flat or maisonette.

### Construction

The main walls are assumed to be of solid brick construction. The walls are finished in brick and render.

The main roof is pitched with an artificial slate and an asbestos tile covering.

The ground floor is of solid and suspended timber construction. The first floor is of timber construction.

The windows are of PVCu construction with double glazed units. The doors are of PVCu construction with double glazed units.

**Accommodation**

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	2				1			1	Porch
First		3	1						

## C

## Energy efficiency

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

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

### Energy efficiency rating

The property does not have an energy efficiency rating and therefore no comment can be made in this regard.

### Issues relating to the energy efficiency rating

Not applicable.

### Mains services

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

Gas     Electric     Water     Drainage

### Central heating

Gas     Electric     Solid fuel     Oil     None

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

The surveyor is not aware of any other service or energy sources.

### Other energy matters

The surveyor is not aware of any other energy matters.

## Location and facilities

### Grounds

The property benefits from a rear yard.

There are no permanent outbuildings associated with this property.

### Location

The property is situated in an established residential area with properties of a similar character and age.

We are unaware of any current or potential planning applications in relation to the subject property or the surrounding area. You should ask your legal adviser to:

- make further enquiries and advise you on the extent of any planning proposals or approved developments that may impact on the property and how this may affect you.

The road outside the property is believed to be adopted, that is maintained by the local authority at their cost, although you should ask your legal adviser to:

- confirm that the access road is adopted by the local authority.

### Facilities

The property is in a location convenient for all local amenities and transport facilities. There are some schools in the immediate area.

### Local environment

We are aware that mining activity has taken place in this area and your Legal Adviser should undertake a mining search prior to your purchase, and follow all recommendations within the mining report obtained. In addition, some houses in the area may be built on contaminated or infilled land and an environmental search should also be undertaken prior to exchange of contracts. Ask your legal adviser to:

- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.

This is a risk to the grounds:

- past mining area.

We are not aware of the content of any environmental search, audit or investigation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination, infill land or the possibility of either. We are not aware of any factors which might suggest that the subject property has been affected by contamination, but we have not carried out any specific investigations into past or present uses, either of the property or of any neighbouring land on this matter. This report therefore assumes that no contamination exists. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on adjoining land or that the property has ever been put to a contaminative use, this might have a material effect on the saleability and

value of the property. Ask your legal adviser to:

- request an environmental search detailing past contamination issues in the area and advise accordingly.

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. Having regard to the age of the property it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your quiet enjoyment.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries should be made of the Vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership. Ask your legal adviser to:

- make enquiries as to any issues with neighbours past and present.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property. We recommend that your Legal Adviser makes formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area that, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your Legal Adviser should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

# D

## Outside the property

## D

## Full detail of elements inspected

### Limitations on the inspection

Not all of the windows have been opened. A selection of windows on each elevation, where possible, have been tested as part of this survey. It was not raining at the time of our inspection therefore, we cannot comment upon the adequacy or water tightness of the rainwater goods. Irrespective of the weather conditions at the date of inspection, water ingress may only become apparent following prolonged rainfall.

We can only comment on the condition as found on the day of inspection, therefore should poor weather conditions persist it would be advisable to regularly monitor the situation in order to take corrective action should future water ingress occur. Our inspection was carried out from ground level only, within the boundaries of the subject property and accessible public areas only. Comment cannot be given on areas that are covered, concealed or not otherwise readily visible and in the absence of any further evidence it is assumed that any such areas are free from significant defects.

All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



### D1 Chimney stacks

The property has one chimney stack built in brick. The flashings where visible are of lead. **3**

From ground level, the chimney appears to require a general programme of maintenance including repairs to the defective areas of mortar pointing. This should be carried out soon.

The lead flashing which provides waterproofing between the chimney stack and the roof covering has lifted and has come loose. This could lead to water ingress and should be repaired soon. We refer you to our later comments in E1 Roof Structure regarding staining to the chimney breast and roof timbers.

This is a risk to the building:

- inadequate flashings.

Such work may fall under the Party Wall Act 1996. You should obtain specialist legal advice on the correct procedure to follow, including notifying neighbours before works begin. Ask your legal adviser to:

- confirm which parts of the property are party wall structures falling under the Party Wall Act and confirm that any qualifying repairs or alterations have followed the correct procedures.

Because of the location, height or position of the chimney, scaffolding or other means of safe access will be required to carry out repairs which will increase costs significantly and you should

budget accordingly. Permission may also be needed from the neighbour to undertake these works.

You should be aware that chimney stacks are by their very nature exposed to the elements and regular inspections are recommended. Some parts of the chimney are not visible or only partly visible from the ground and hidden defects may be present, for example to the flashing and back gutter area. When safe access is possible to these areas, it would be advisable to carry out a closer inspection to check they are in an acceptable condition.



*Photo - 2 Defective flashings, repointing required*

## D2 Roof Coverings

The main roof is formed from a pitched design with an asbestos tile covering. The porch roof is formed from a mono-pitched design with an artificial slate covering. 2

The roof is covered with old asbestos cement slates that have a very limited life expectancy and you should budget for re-covering immediately. Specialist advice should be sought before carrying out any work affecting these components. In some cases, removal is subject to statutory control and costs may be high. When re-covered the roof timbers may need to be strengthened to comply with Building Regulations. We refer you to our later comments under Section E9 regarding the dangers and removal of asbestos. (Please see also Section I - Risks)

Such work may fall under the Party Wall Act 1996. You should obtain specialist legal advice on the correct procedure to follow, including notifying neighbours before works begin. (See Section H - Issues for your Legal Adviser)

Scaffolding or other means of safe access will be required to carry out repairs which will increase the cost significantly and you should budget accordingly. Permission may be needed from the neighbour to undertake these works.

It is advisable that you obtain quotations for this work prior to exchange of contracts so that you are aware of all the costs before you commit to the purchase.

Moss growth is present on the roof slopes. This can impede the runoff of rainwater, lead to gutter blockages and cause water penetration, which in turn may lead to rot or other defects in nearby timbers. If moss is allowed to accumulate, it will retain damaging moisture on the surface, leading to deterioration of the covering. It would be prudent for all moss growth to be brushed away from the roof. It is likely that once the moss is removed repairs could be required to the roof coverings, or repointing may be necessary to the ridge or hip tiles.

The roofs and any part of the roof structure should be maintained regularly to prevent water ingress and damage. We recommend the roof surfaces are inspected each autumn so that any repairs can be carried out before the winter begins.

It is strongly advised against pressure washing the roof to remove any moss or debris. High-pressure cleaning can dislodge or damage roof tiles, strip protective surface coatings, and force water into laps or beneath coverings, potentially leading to internal dampness. It may also accelerate wear to older coverings. If moss removal is considered necessary, this should be carried out using gentler, manual methods or by a specialist contractor using appropriate low-impact techniques.

The UK climate has been subject to various changes over recent years and whilst weather conditions will continue to be variable, we are expecting to see warmer and wetter winters, hotter and drier summers with more frequent and intense weather extremes.

Heavy rain can cause significant problems for roof coverings, affecting both their durability and lifespan. It can dislodge roof tiles leaving unexposed areas that allow water penetration into the fabric of the building and if combined with strong winds, this can also lead to the lifting of flashings. Keeping gutters and downpipes well-maintained is also crucial for the effective dispersal of rainwater in order to minimise the impact during periods of sustained bad weather.

Regular inspections of both the external coverings and the internal roof void are essential to spot potential issues early, and to address any problems before they escalate. Prolonged exposure to heavy rainfall can worsen existing issues if left untreated and although regular inspections can help identify potential problems before they become severe, prolonged spells of heavy or extreme rain fall can find weaknesses in even the most well-maintained roof coverings.



Photo - 3 Rear roof moss, asbestos tiles



Photo - 4 Front roof moss, asbestos tiles

### D3 Rainwater pipes and gutters

The rainwater goods are made up of PVCu gutters and downpipes. The weather was dry at the time of inspection and we are therefore unable to comment upon the adequacy of the rainwater goods in removing water away from the property efficiently, having sufficient falls (slope), having enough outlets and being able to cope with heavy rainfall.

2

At present, some rainwater downpipes discharge directly onto the ground, for example at the front. This is inappropriate as it can lead to damp penetration and even subsidence eventually. The downpipes should be extended to discharge directly into the below ground surface water disposal system, or to soakaways, preferably via open gullies with grilles that can be visually inspected and

maintained easily.

Gutters and down pipes carry many hundreds of litres of water during wet weather. Their joints and stop ends are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damage externally and damp internally.

The rainwater pipe to the front elevation discharges directly onto the pavement which is not ideal because it may lead to ice covered pavements in winter. It is important to keep this channel free flowing and ensure the rainwater pipes feed into it efficiently.



*Photo - 5 Front downpipe discharges to ground and on to pavement*

#### D4 Main walls

The main walls are assumed to be of solid brick construction. The walls are finished in brick and render. The porch walls are assumed to be of cavity masonry construction.

1

A remedial damp proof course has been installed, indicating the original DPC (if any) has failed at some point in the past. You should be aware that remedial DPCs are often not reliable and further works may be required. Your Legal Adviser should confirm the existence and validity of any guarantees for:

- the damp proofing works carried out.

Within the limitations of our inspection, the wall surfaces appeared to be in a generally satisfactory condition and no significant defects were noted. The pointing is generally satisfactory, but there are some loose areas which will require raking out and repointing during routine maintenance using a suitable mortar.

Our inspection of the main walls revealed some signs of movement, particularly to the front. The movement noted appears to be an established feature and unlikely to be progressive, but we cannot categorically rule out further movement occurring. Based on our single inspection, we consider that this type of defect is common in buildings of this age and locality and that the extent of movement is within acceptable limits.

The rendered finishes appear in generally satisfactory condition, although do show signs of some general exposure. Some minor hairline cracks are to be expected and are the result of some general shrinkage of the material and can be addressed when the property is next redecorated externally.

We found no evidence of significant dampness within the scope of our inspection and report.

Solid walls have to be carefully maintained to prevent dampness. Repointing and repairs to masonry are important to help prevent against water ingress. It is also imperative that solid walls must be able to 'breathe'. Therefore, modern impermeable materials such as cement-based mortars, renders and gypsum plasters are inappropriate as they can lead to moisture becoming trapped within the wall, and breathable lime-based materials should be used instead. If works are required in the future, a contractor experienced in working with old solid-walled buildings should be consulted.

Mortar joints should be regularly inspected, and any cracks filled using matching mortar of an appropriate material to help prevent water penetration.

Where walls are rendered, we cannot comment on the condition of walling beneath and it is possible that the rendering may be concealing distortions to brickwork or other defects. It is recommended that the render is regularly coated with a good quality masonry paint. The integrity of the render is vital. Once water penetrates the external surface then dampness is likely to occur internally and the render itself will continue to deteriorate so it is essential it is maintained in good condition.

There are a number of sub-floor vents in the external walls. These often become blocked with leaves, debris, plant growth, etc. They should regularly checked and kept clear to allow sufficient through ventilation.

The foundations are not visible. Your Legal Adviser should make enquiries and confirm that the property has not been underpinned as works may have been undertaken in the past, which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements. and Extensions of more recent construction should at least have complied with the Building Regulations in force at the time of construction.



Photo - 6 Rear elevation



Photo - 7 Remedial dpc

## D5 Windows

The windows are of PVCu construction with double glazed units.

The glazing to the front living room does not appear to comprise safety glass and there are obvious safety and security implications. We strongly urge you to replace the glass with toughened safety glass carrying the BS Kitemark. This is a risk to people:

3

- non safety glazing.

Double-glazing has a limited life and is prone to deterioration at edge seals. Some units appear to have failed, for example in two of the bedrooms and the bathroom, and renewal of the glazing is now necessary. Inevitably, other panels of a similar age may require renewal in the near future too and enquiries in respect of any available guarantees would be prudent. The quality of double-glazed units can vary. Whilst the remaining units in the property appear sound at present, no comments can be made about long term durability.

PVCu windows need regular maintenance, including lubrication of the friction stay hinges, handles and locking mechanisms.

Double-glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between panes, but its presence is dependent upon atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection.

Since April 2002 replacement double-glazing required either Building Regulation Approval or should have been installed by a contractor registered with an association such as FENSA, CERTASS or BM Trada, which are recognised by the Government under the 'Competent Person Scheme'. Your Legal Adviser should also make further enquiries in respect of any manufacturer's warranty which may be available in respect of the installation, although if this has now expired, then the remaining economic life of the installation may be limited. Ask your legal adviser to check whether Local Authority notifications, approvals, completion certificates and guarantees have been obtained, if necessary, for:

- the double-glazed windows.

Where the windows abut the external wall finish, gaps between the window frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with a suitable external grade mastic suitable for the location.



*Photo - 8 Low window front living room no safety glass*



*Photo - 9 Misted unit rear bedroom*



Photo - 10 Misted unit bathroom



Photo - 11 Misted unit front small bedroom

#### D6 Outside doors (including patio doors)

The external doors are of PVCu double glazed construction.

1

The doors appeared to be in reasonable condition but will need routine maintenance.

PVCu doors need regular maintenance, including lubrication of the friction stay hinges, handles and locking mechanisms.

Please see comments at Section D5 - Windows, regarding the potential failure of sealed double-glazed units and the need for regulatory approval. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the replacement double-glazed doors.

Where the doors abut the external wall finish, gaps between the door frame and finish often exist. The mastic that is used to seal these areas does have a limited life, after which it becomes brittle. Consequently, the mastic should be inspected on a periodic basis and replaced with a suitable external grade mastic suitable for the location.

#### D7 Conservatory and porches

The property does not have a conservatory or porch.



#### D8 Other joinery and finishes

The bargeboards are of PVCu construction.

1

The bargeboards appeared to be in adequate condition from ground level.

Replacement PVCu bargeboards have been installed. We were unable to confirm whether the original timber joinery was fully removed as part of the replacement programme. If not, it is possible that decay may exist in concealed areas and the resultant fixings may be poor. PVCu boarding needs regular cleaning and will discolour over time.

**D9 Other**

We found no other matters concerning the exterior that require comment.



# E

## Inside the property

## Inside the property

### Limitations on the inspection

The property was fully furnished at the time of our inspection. In addition, built-in units were present and fitted floor coverings had been laid throughout all of the property with stored items in the wardrobes, cupboards and elsewhere. This placed some restrictions on our inspection. Where stored items are present, for example in built-in cupboards/wardrobes, we do not move these. It is possible defects exist to areas such as wall surfaces, ceilings, floors and chimney breasts in the areas concealed.

We do not inspect carpets, non-fitted furniture, other furnishings or appliances as these are outside the scope of this survey.

Our inspection of the roof void was limited - please see Section E1 for further details.

Therefore, where condition ratings have been allocated, these have been based on a limited visual inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before the exchange of contracts, there may well be additional repair costs which must be borne by you.



### E1 Roof structure

The inspection of the roof void was carried out from a ladder. Therefore, our inspection of the roof was limited to the area immediately surrounding the access hatch. 

The roof void had flooring to part and had a double layer of insulation which limited our inspection.

The roof void is accessed via a hatch on the landing.

The roof is of traditional construction comprising timber rafters which are supported along their span by timber beams or "purlins" which in turn support the roof covering. The rafters sit on the outer walls on top of timber wall plates to which they are secured. Timber ceiling joists support the ceilings to the internal rooms but also secure the rafter feet together thus preventing outward movement of the roof (roof spread). This is typical of properties of this age and type.

The roof lining is an older type of sarking felt.

A water tank is present in the roof space and we refer you to our later comments in Section F - Services.

There was staining noted to the chimney structure and surrounding timbers within the roof void. We would refer you to our earlier comments and recommendations under Section D1 - Chimneys, regarding the condition of the chimney stack. Work should be carried out soon to prevent further damage to the building.

There was visual evidence of condensation dampness. We would recommend that the loft area be provided with increased external ventilation.

This is a risk to the building:

- damp penetration and inadequate ventilation.

Roof timbers should be regularly inspected and maintained in good condition. No significant defects or signs of active wood boring beetle infestations were found but a full inspection of all areas of the roof timbers was not possible. In a property of this age some timber defects are likely to be present unless previous repairs or remedial works have been properly carried out. A specialist consultant, if instructed, will make a thorough inspection.

The older style sarking felt generally becomes brittle with age, particularly when exposed to sunlight, rainwater and wind action. Deterioration often occurs at the bottom of the roof and at the edges where the lining is more exposed. Coverings should be kept in good condition at all times. The felt should be repaired or replaced as soon as any deterioration is seen.

There is a redundant water tank and associated pipework in the roof space and you may consider it prudent to have this removed.



*Photo - 12 Signs of condensation*



*Photo - 13 Staining, unable to test for damp*



*Photo - 14 Redundant tank in loft*

## E2 Ceilings

Some ceiling surfaces are covered with timber panelling and a textured decorative finish. This prevented an inspection of the ceilings in these areas and we are unable to comment on the construction of the ceiling or the condition of the underlying plasterwork where this is present.

3

During redecoration or removal of the covering, it is possible damage may occur to the underlying plasterwork and you should budget accordingly.

The ceilings appear to be of plasterboard and lath and plaster construction.

A textured decorative coating often referred to as 'Artex' covers the ceilings and this is deteriorating in places, for example in the bedrooms. This coating may contain small amounts of asbestos fibres which if disturbed or damaged, as is the case here, is a safety hazard. Specialist laboratory testing of samples would be needed to confirm if it was definitely present. You must seek advice from a licensed asbestos contractor prior to commencing works. We refer you to our later comments under Section E9 regarding the dangers and removal of asbestos. (Please see also Section I - Risks)

The ceilings should be inspected regularly and maintained in a good condition. The textured ceiling finishes may contain asbestos but only a laboratory test can confirm this. In the meantime the material should not be disturbed, sanded or drilled, without taking suitable safety precautions.



*Photo - 15 Crack to textured ceiling in rear bed ceiling*



*Photo - 16 Cracks to textured ceiling in front small bed*



*Photo - 17 Crack to textured ceiling in front small bed*

### **E3 Walls and partitions**

The presence of fixtures, fittings, furnishings and stored items prevented a full inspection of all of the internal wall surfaces.

3

The internal walls are formed from solid and lightweight construction.

The property has been structurally altered by way of removal of a potentially load-bearing wall. Where structural alterations have been carried out to the property, you should not assume that the works were carried out to a satisfactory standard. Only the full exposure of the areas concerned will establish the quality and adequacy of the works undertaken. Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the alterations to the internal walls.

A textured decorative coating often referred to as 'Artex' covers some walls and this is deteriorating in places, for example on the landing. This coating may contain small amounts of asbestos fibres which if disturbed or damaged, as is the case here, is a safety hazard. Specialist laboratory testing of samples would be needed to confirm if it was definitely present. You must seek advice from a licensed asbestos contractor prior to commencing works. We refer you to our later comments under Section E9 regarding the dangers and removal of asbestos. (Please see also Section I - Risks)

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall, floor and other surfaces. No signs of any significant dampness was detected, although you should be aware that there were limitations which restricted our ability to test all areas, for example bathroom and kitchen units, wall tiles, furniture and floor coverings.

There were areas of bare plaster where we understand damp proofing work has been undertaken.

Given the age of the property is possible that asbestos may have been used in the make up or lining of some walls and you should be mindful of this if you intend to work on the walls in any way that would cause the lining to be disturbed. We refer you to our later comments under Section E9 regarding the dangers and removal of asbestos. (Please see also Section I - Risks)



*Photo - 18 Wall removed*



*Photo - 19 Cracked textured wall on landing*



*Photo - 20 Damp proofing works*

#### E4 Floors

Our inspection of floors was restricted by floor coverings and we cannot categorically confirm that they are all free from defect.

2

The ground floor is of solid and suspended timber construction. The first floor is of suspended timber construction.

There are no floor coverings in the bathroom.

The floors should be checked periodically and finishes examined for any ageing or disrepair. They should be maintained in the normal way.

In a property of this age some timber defects are likely to be present unless previous repairs or remedial works have been properly carried out and you should budget accordingly.

Even though no significant defects were noted to the floors, due to the age of the property, we recommend that one or two floorboards are lifted to confirm the integrity of the underlying floor joists. Given the age of the property, it is likely that some rot may become apparent on further investigation to skirting boards or floor timbers. Whilst we have been as thorough as possible in our inspection, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.



*Photo - 21 No floor covering in bathroom*

## E5 Fireplaces, chimney breasts and flues

There is a gas fire present at the property.

3

The fireplace appears in satisfactory condition but we cannot comment on their serviceability please refer to comments in Section F. We have not arranged for a specialist test of the gas fires and are unable to comment in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. You should have any gas fires (along with the entire gas installation - see also Section F2) tested by a competent 'Gas Safe' registered engineer before using any fires.

A fireplace has been removed in the rear living room, the openings blocked up and only the chimney breasts remain. This appears to be in reasonable condition. It is important redundant flues have adequate through ventilation to reduce the risk of condensation dampness, so any vents that have been installed should be kept clear from obstruction.

Carbon monoxide detectors should be fitted in rooms which contain solid fuel and gas burning appliances, as well as open fires, and manufacturers recommendations should be followed.

If you wish to open up and reinstate the fireplaces which have been blocked up previously, you should be aware that the flues are likely to need relining to make them safe, and further works may also be required. You must obtain the advice of a HETAS registered contractor and have them carry out all recommended repairs before you use the fireplaces.



Photo - 22 Closed up fireplace in rear living room



Photo - 23 Gas fire in front living room

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

The property has fitted units and wardrobes in the kitchen and main bedroom.

3

The built-in fittings in the bedrooms are in poor condition with cracked mirror glass and require repair/replacement.

This is a risk to people:

- defective item.

The built-in fittings in the kitchen are damaged and broken and require repair/replacement.

None of the kitchen appliances have been tested. All seals to kitchen fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

Kitchens can be particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in kitchens, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly.



Photo - 24 Mirror glass broken in front bedroom



Photo - 25 Kitchen



Photo - 26 Damaged drawers

### E7 Woodwork (for example, staircase joinery)

The property has timber doors, stairs and skirting boards.

The handrail to the staircase is loose which is a safety hazard and repairs are required. (Please see Section I - Risks)

The horizontal and inclined rails to the staircase and landing are a possible safety hazard, particularly where small children are present. The gaps are wider than the 100mm allowed under current Building Regulations. You may wish to carry out some modifications or replacement.

3

Glazing to internal doors and panels does not appear to comprise safety glass and there are obvious safety and security implications. We strongly urge you to replace the glass with toughened safety glass carrying the BS Kitemark.

These defects are a risk to people:

- loose handrail, large gaps in stair rails, non safety glazing.

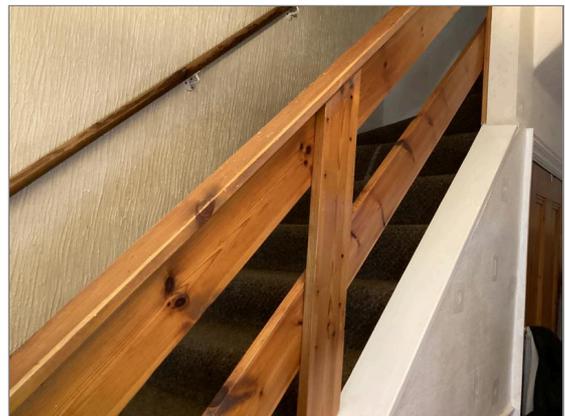
Woodwork requires regular maintenance and decoration to help protect it against rot and deterioration. Some repairs to the joinery may well be needed when the present occupier removes furniture and fittings.

Given the age of the property, it is likely that some rot may become apparent on further investigation to skirting boards or floor timbers. Whilst we have been as thorough as possible in our inspection, hidden fungal decay and woodworm could be present in areas which we were unable to inspect. Unless all timbers have been treated hidden outbreaks might exist.

Prior to the 1970s, paint with a high lead content was in common use. You should be aware that lead dust can accumulate on floors and can be created by sanding or removing areas of lead paint. Inhalation of lead dust, especially by young children, can be dangerous. As a consequence, you may be advised to take suitable precautions when preparing existing finishes for redecoration.



*Photo - 27 Loose handrail*



*Photo - 28 Large horizontal gaps*



*Photo - 29 Internal window not safety glass*



*Photo - 30 Internal door not safety glass*

## E8 Bathroom fittings

The property has a range of sanitary fittings in the bathroom. These are of an older style.

3

The seals to some of the sanitary fittings are presently poor, for example to the bath and shower tray within the main bathroom and require the reapplication of silicone sealant to prevent water penetration and damage to concealed areas.

The WC in the bathroom is not functioning correctly and repair is required.

The shower enclosure in the bathroom is damaged and the door is broken. Replacement is likely to be required. It is possible that a replacement fitting to match the remainder may not be available and you should budget accordingly.

It is advisable that you obtain quotations for this work prior to exchange of contracts so that you are aware of all the costs before you commit to the purchase.

These defects are a risk to the building:

- defective items.

The electric shower should be tested prior to use - this falls within the scope of the electrical tests described in Section F1 - Electricity, please refer to this section for further advice.

All seals to sanitary fittings should be maintained in a good condition to prevent the penetration of water and the associated risks to adjacent timbers.

You should be aware that particular attention is required to shower trays and their seals. They should be regularly checked and repairs will undoubtedly be required from time to time. Leaks often occur which may not be readily apparent.

Bathrooms are particularly prone to condensation and mould growth. To help prevent this, a balance between background heating, insulation and permanent ventilation is required. Mechanical ventilation is recommended in bathrooms, although additional measures may be necessary following specialist advice. The mechanical vents should be cleaned regularly.

Showers generate significant amounts of steam which will in turn cause condensation. Even with a good mechanical ventilation system mould can be problematic and you will need to remain vigilant and take action at its onset.



Photo - 31 Bathroom

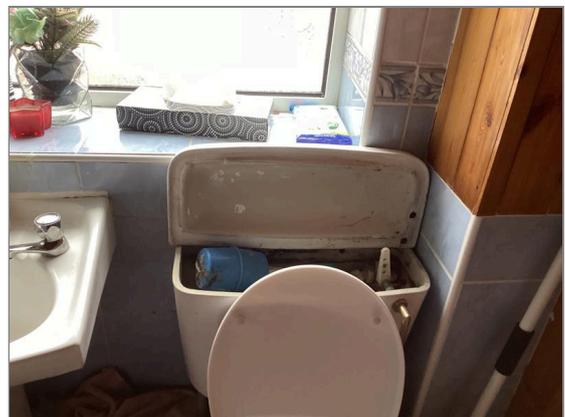


Photo - 32 Toilet not working properly



Photo - 33 Bath seals need attention



Photo - 34 Shower seals need attention

## E9 Other

There was no visible smoke detector at the property. We would recommend the installation of mains operated smoke and carbon monoxide detecting systems, if not already installed. We would always recommend that this sort of detection is kept up to date with current regulations.

NI

Properties can suffer from condensation when heating and ventilation are not balanced effectively. This factor is very much dependent on the number of occupants and how a property is used. If either heating or ventilation is deficient then condensation will occur. This could eventually result in black staining and mould on colder surfaces such as those found around windows and doors, behind furniture and in cupboards and rooms where there is poor heating. The situation can be exacerbated by the amount of normal day-to-day activities which produce excessive amounts of water into the atmosphere. Seasonal climate conditions and periods when the property is left unoccupied will also increase the likelihood of condensation. To reduce this risk you should ensure that there is sufficient heating and ventilation at all times and that both are carefully monitored and balanced appropriately. Condensation and its causes are multi-factorial and sometimes nothing less than significant upgrading of the heating and ventilation together with improving the fabric of the building will stop condensation and mould occurring.

In addition to any other comments in the report regarding the possible presence of asbestos in certain locations, properties of this age and type are likely to contain other asbestos based materials in one form or another. It is outside the scope of this survey to provide an exhaustive list of possible locations. Many building components contain asbestos but these can be difficult to identify particularly if encapsulated, and its presence can only be confirmed by laboratory testing. The presence of asbestos would not normally constitute a hazard unless the material which contains asbestos is disturbed, drilled or damaged. There are significant health hazards associated within ingesting dust containing asbestos fibres. Once asbestos containing materials have been identified, care should be taken to avoid disturbance or damage to these areas. When maintenance work, building improvements or alterations are undertaken, you should therefore be mindful of the possibility of asbestos. Such work must be undertaken by a licensed asbestos contractor and this can be very costly - you should budget accordingly. When instructing a specialist asbestos survey this should cover the entire property, and should not be limited to any possible locations mentioned in this report.

# 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

We were unable to locate a drainage inspection chamber within the site and therefore, we cannot comment on any aspect of the underground drainage system.

The stored items within cupboards and throughout the property restricted our inspection of the services in place.

Therefore, where condition ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

As with all properties, elements of the service are hidden by the fixtures and fittings. Some pipes and cables will be installed below flooring or wall finishes which will make it difficult to detect any potential leaks. Our comments are based on visual inspection only and no tests have been applied. We are not specialists in this field and would therefore recommend that you seek specialist advice from suitably qualified contractors where necessary. The details given are not to be construed as a full and complete assessment of any problems which may exist and should be regarded as being for general information purposes.

Where an element has been assigned Condition Rating 3, it is because we are not suitably qualified to comment on the operational condition of the installation.



### F1 Electricity

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

Electricity is supplied from the mains via a meter and consumer unit both located in the rear living room.

3

We have not arranged for a specialist test of the electrical installation and are unable to comment upon it in detail. We are not aware of any current test certificate for the electrical installation. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the electrical installation.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

The electrical system appears very dated and is unlikely to comply with current regulations. This is a risk to the building and people. Upgrading of the electrical system is likely to be required. You should arrange for the entire installation to be tested by a competent NICEIC/ECA registered electrician prior to exchange of contracts so that you are aware of the works required to bring the system up to current regulations, and the likely cost, before your commitment to purchase. Any recommended works should be carried out immediately. Thereafter, the installation should be re-tested as recommended by the electrician. (Please see Section I - Risks)

Any alterations that have been undertaken to the electrical installation within the property since 1st January 2005 must now follow certain Building Regulation principals (BS 7671), such work being undertaken and/or certified by a suitably accredited electrician. You would be advised to request that your Legal Adviser makes appropriate enquiries in this respect to confirm that any such works undertaken to the property do have appropriate approval. Alterations are often undertaken to the electrical system which are then hidden from view. These may be a hazard especially when carried out by a property owner. Consequently, we would always recommend a test by a competent qualified electrician prior to exchange.

The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.



Photo - 35 Meter and consumer unit in cupboard in rear living room

## F2 Gas/oil

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

The gas main and meter were not visible so we are unable to comment on their visual condition, however the testing advice given above should be followed regardless.

3

We have not arranged for a specialist test of the gas installation and are unable to comment upon it in detail. We are not aware of any current test certificate for the gas installation. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check the validity of any test certification for:

- the gas installation.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

The installation, including any gas appliances and flues, must be tested by a 'Gas Safe' registered contractor prior to exchange of contracts to confirm its safe operation and so that you are aware of any likely future costs. All recommendations should be implemented. Thereafter, the installation should be retested annually.

Any alterations that have been undertaken to the gas installation within the property should have been undertaken by a 'Gas Safe' registered contractor and this should be confirmed by your legal adviser prior to purchase where applicable. It is often impossible to tell from a visual inspection whether alterations have been carried out, therefore enquiries should be made.



*Photo - 36 Gas meter in cupboard under the stairs, not seen*

### F3 Water

Cold water is supplied from the mains via an external stopcock located in the rear lane and an internal stopcock within the rear living room cupboard.

1

Where visible the water installation appeared in satisfactory condition with no serious defect or obvious leakage. We have not carried out any tests on the system and therefore we cannot comment on the operation or serviceability of any of its components. We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

Legionnaires disease can develop from inhaling droplets of water or steam that contain the bacteria, and risk is increased where hot water is stored at temperatures between 20-45 degrees for longer periods of time, for example if the property has been vacant. Certain groups of people are more vulnerable to the disease. The property has a mains-fed hot water system without any stored water tanks, which generally presents a low risk of Legionella bacteria growth. However, there remains a limited risk within sections of hot water pipework, particularly where water may stagnate in little-used outlets or long pipe runs. We would recommend that showers and taps that are used infrequently are periodically flushed through with cold water and remove any unnecessary pipework within the system where water sits stagnant. If you are at all concerned, or if the property

has been empty for some time, we would recommend an inspection by a specialist who can carry out a legionella risk assessment.



Photo - 37 External water stop valve in rear lane



Photo - 38 Internal water stop valve in rear living room

#### F4 Heating

Central heating is provided by means of a gas fired combination boiler located in the rear bedroom serving radiators within the property. The pipework serving the heating system is of copper and plastic.

3

Our limited inspection of the system revealed no evidence to suggest any serious defects, but we would nevertheless recommend that a test and overhaul of the installation be undertaken prior to purchase and that a regular maintenance contract be placed with an approved heating engineer.

You should be aware that boilers and systems of this type require regular maintenance and any servicing or replacing of components must be carried out only by approved installers. You should ensure that you are familiar with the instruction manual for the system and we always recommend that the system is checked to ensure that it complies with all current regulations. Following that, we would recommend a regular maintenance contract be placed with an approved heating engineer. Your Legal Adviser should find out from the seller about the maintenance record for the installation.

We do not know of any current test certificate for the boiler or heating system. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the heating system.

If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

We have not made any calculations to check that the radiators are of adequate size and will provide sufficient heat for the property and therefore cannot comment upon the efficiency of the system. A specialist should confirm this following the aforementioned tests.

Where a gas appliance such as a boiler is located in a bedroom, the installation of mains operated

smoke and carbon monoxide detectors in that room is particularly important. In addition, the noise from a boiler may be nuisance at night.



Photo - 39 Gas central heating boiler in rear bedroom

### F5 Water heating

Hot water is provided by the boiler directly to outlets. Please refer to Section F4 - Heating regarding recommended inspection and testing of the boiler by a registered heating engineer prior to exchange of contracts.

3

As mentioned in Section F4 heating, we do not know of any current test certificate for the boiler or heating system. This is a risk to the building and to people:

- no certificate.

Your legal adviser should check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the heating system.

If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

### F6 Drainage

We were unable to locate any inspection chambers within the curtilage of the site and we are therefore unable to comment on any aspect of the below ground drainage system. Whilst we have no reason to necessarily believe that there is a problem, we would always recommend that a suitable contractor ensures that the drainage lines are clear and free from obvious defect. We would recommend that an inspection chamber is installed where possible to give an access point to the drainage system for the clearing of blockages and to allow regular inspection. This could be disruptive and costly - you may wish to obtain a quotation prior to exchange.

1

The property is presumed to drain to the mains sewer via drain lines. Your legal adviser should, however, confirm that the property is connected to the main. They should also:

- make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drainpipes

are now designated as 'Public Sewers' under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.

Rainwater is assumed to be taken to soakaways or the mains drainage system as far as we can tell, but we are unable to confirm that proper connections have been made. You should be aware that soakaways do silt up from time to time but there was no evidence of this at the time of inspection.

We were unable to identify a soil vent pipe and we would recommend that you instruct a contractor to carry out an inspection to confirm that the installation is satisfactory.

It is crucial that the drainage system is maintained in good condition to efficiently and safely remove water and waste away from the property. Even minor leaks can cause serious structural damage to a property over a period of time. We would recommend the drains are regularly inspected by a specialist. Gullies should be kept in good condition and cleaned regularly to assist with the rapid disposal of water away from the property.

#### **F7 Common services**

There are no common services apparent.



# G

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

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

The boundary walls and fences have not been inspected in detail. Therefore, where condition ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.



### G1 Garage

The property does not have a garage.



### G2 Permanent outbuildings and other structures

There are no permanent outbuildings at the property.



### G3 Other

The property benefits from a rear yard.

2

The boundaries are generally defined by timber fencing and brick walling. Ongoing maintenance can be anticipated. Your legal adviser should establish who owns the boundaries and who is responsible for maintaining them. You should make sure that these are sufficient for your security and insurers requirements. Ask your legal adviser to:

- make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries.

The timber gate is broken and should be repaired or replaced.

The yard is full of rubbish and stored items.

The railings are starting to loosen at the front of the property.



*Photo - 40 Rubbish, stored items*



*Photo - 41 Rubbish, stored items*



*Photo - 42 Broken gate*



*Photo - 43 Railings starting to loosen*

# 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

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- the extension.
- the double-glazed windows.
- the replacement double-glazed doors.
- the alterations to the internal walls.
- the electrical installation.
- the gas installation.
- the heating system.

They should also confirm that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

### H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- the extension.
- the damp proofing works carried out.
- the double-glazed windows.
- the replacement double-glazed doors.
- the alterations to the internal walls.
- the electrical installation.
- the gas installation.
- the heating system.

These should be assigned to you as the new owner of the property. The extent of any work should also be confirmed.

### H3 Other matters

Ask your legal adviser to:

- confirm the details of the existing tenancy and advise you accordingly if the tenant is to remain in-situ. There were personal effects stored within the property which prevented the internal inspection of some areas. We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible.
- confirm the date of the extension.
- make further enquiries and advise you on the extent of any planning proposals or approved developments that may impact on the property and how this may affect you.
- confirm that the access road is adopted by the local authority.
- make further enquiries and advise you on whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations.
- request an environmental search detailing past contamination issues in the area and advise accordingly.
- make enquiries as to any issues with neighbours past and present.
- confirm which parts of the property are party wall structures falling under the Party Wall Act and confirm that any qualifying repairs or alterations have followed the correct procedures.
- make further enquiries and advise you on your rights and liabilities for the drainage pipes that not only serve this property but which also serve neighbouring properties. If some of these drainpipes are now designated as 'Public Sewers' under legislation passed in 2011 and are within your boundary, your right to build over these drains may be restricted.
- make further enquiries and advise you on the ownership and obligations for the maintenance, extent and position of the property's boundaries.



## 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.

# Risks

## I1 Risks to the building

- D1: Chimney stacks - inadequate flashings.
- E1: Roof structure - damp penetration and inadequate ventilation.
- E8: Bathroom fittings - defective items.
- F1: Electricity - no certificate.
- F2: Gas/oil - no certificate.
- F4: Heating - no certificate.
- F5: Water heating - no certificate.

## I2 Risks to the grounds

Local environment - past mining area.

## I3 Risks to people

- D5: Windows - non safety glazing.
- E6: Built-in fittings (built-in kitchen and other fittings, not including appliances) - defective item.
- E7: Woodwork (for example, staircase and joinery) - loose handrail, large gaps in stair rails, non safety glazing.
- F1: Electricity - no certificate.
- F2: Gas/oil - no certificate.
- F4: Heating - no certificate.
- F5: Water heating - no certificate.

## I4 Other risks or hazards

None.

# J

## Property valuation

## Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

**In my opinion the market value on 26th February 2026 as inspected was:**

£ 100,000

One Hundred Thousand Pounds

**In my opinion the current reinstatement cost of the property (see note below) is:**

£ 330,000

Three Hundred and Thirty Thousand Pounds

**Tenure**

**Area of property (sq m)**

Freehold.

Gross external floor area 130 square metres.

### **! Arriving at my valuation, I made the following assumptions:**

**Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:**

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

**Regarding legal matters, I have assumed that:**

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

## Property valuation

### ! Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

### Any additional assumptions relating to the valuation

Market Value is defined as 'the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion'.

The property is valued on the basis of vacant possession.

All measurements have been taken as part of our inspection unless otherwise stated, and calculated in accordance with the RICS Professional Statement, RICS Property Measurement, 2nd Edition, February 2018 (effective 1st May 2018) using IPMS 2 – Residential.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

### Other considerations affecting value

We would confirm that we have not made any further assumptions other than those which have been fully referred to in our report.

We assume that the title contains no onerous restrictions or covenants.

As far as we are aware, there are no Planning proposals which adversely affect the property other than those noted in the main report.

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

# K

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

0097296

**Qualifications**

MRICS

**Company**

Watsons Property Group Limited

**Address**

18 Meridian Way, Norwich, Norfolk, NR7 0TA

**Phone number**

01603 751577

**Email**

surveyadmin@watsons-property.co.uk

**Website**

www.watsons-property.co.uk

**Property address**

21 Napier Road, Swalwell, Newcastle upon Tyne, NE16 3BT

**Client's name**

David Turner

**Date the report was produced**

6th March 2026

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

**Signature**



# L

## 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 do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

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

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

### Who you should use for further investigations

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

# M

## **Description of the RICS Home Survey - Level 2 (survey and valuation) service and terms of engagement**

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

### The service

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

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

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

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

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

### The inspection

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

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

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

## 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. 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 2 (survey and valuation) 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 and valuation) 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 advisers

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

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

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

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

## Risks

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

## The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

### Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

## Standard terms of engagement

**1 The service** – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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 (after repairs)

**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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

**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.

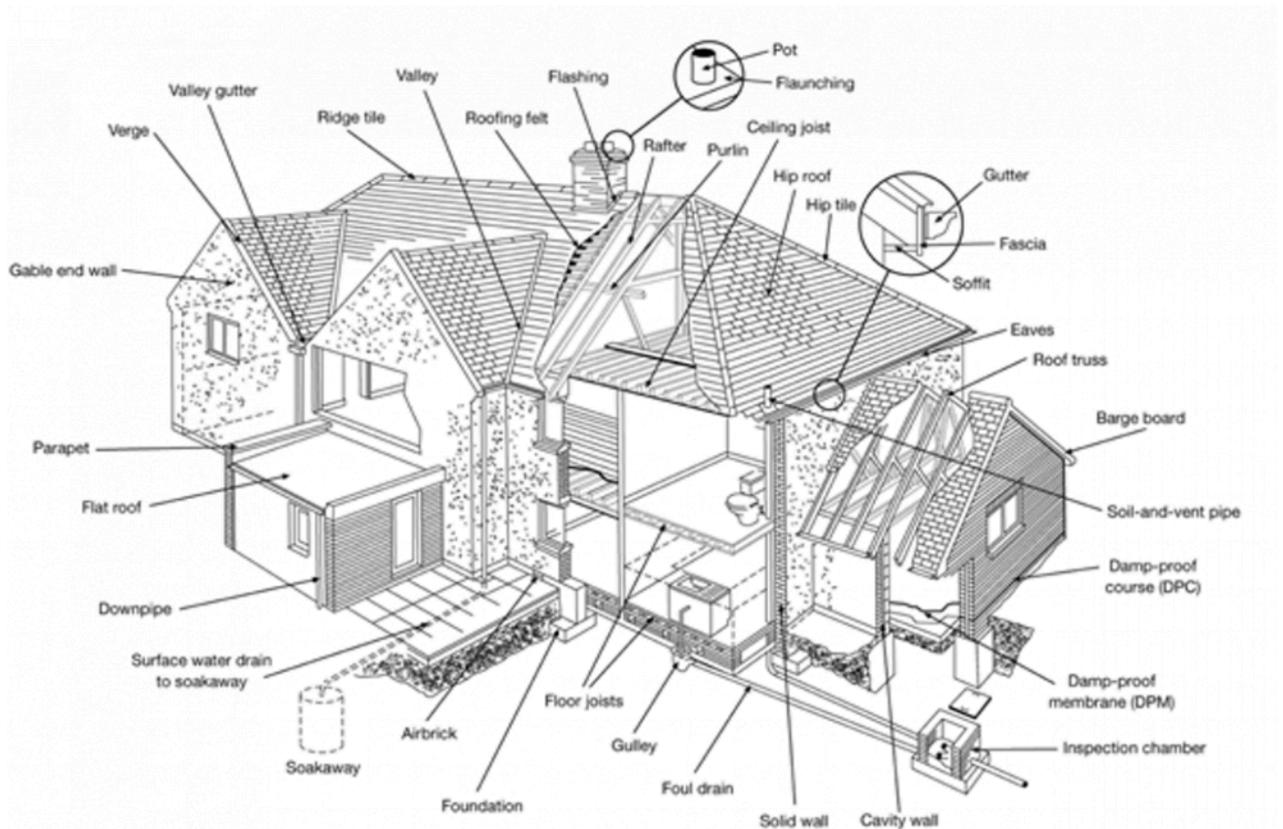
# N

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

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