



LEVEL 2
Your survey and valuation report

Property address
Sample address
Client's name
Client name
Consultation Date
1st September 2021
Inspection Date
1st September 2021
Surveyor's RICS number
1161880

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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'.

R Documents we may suggest you request before you sign contracts
These are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
1	EWS1 form	Yes
2	Gas Certificate	Yes
3	Lease documents	No

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

Element no.	Element name
D4	Main walls
D9	Other
E3	Walls and partitions
E4	Floors
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating

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

Element no.	Element name
D8	Other joinery and finishes



serviceable condition. To prevent clogging, the gutters should be cleaned periodically and the gullies kept completely clear. Condition Rating 1.

D4 Main walls

The external walls to the original property are of solid brick construction. These are structurally robust, but can be prone to problems of rain penetration in severe weather conditions, and condensation can also be greater than with modern cavity walls.

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The external walls to the rear extension are believed to be built of cavity brickwork. This involves two skins which should be linked at regular intervals with metal wall ties.

It is considered possible that a slate damp proof course (DPC) would have been incorporated within the structure but the type of DPC could not be ascertained as it is concealed by internal and external wall finishes.

We noted indications of rising/penetrating damp within the walls of the property, principally those external walls which retain high ground levels. To a large extent, such dampness must be expected in a property of this age and type. The damp areas are covered with a waterproof render, preventing dampness from affecting the surface decorations, however, inevitably such coatings have limited durability and the dampness may eventually reappear. It is important your legal adviser makes further enquiries to establish whether full damp proofing works have been carried out and, if so, whether there is a valid guarantee.

Dampness in a wall will reduce its temperature, which in turn increases the chance of condensation problems. As seen in the utility room where the paint finish to the walls is peeling. The main areas at risk are the bedrooms, bathrooms and kitchen. The control of condensation can be significantly improved by the use of extract ventilators in bathroom and kitchen areas, with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractors fitted should be operated whenever these rooms are in use.

To the rear of the property, there is a steel staircase attached to the brickwork. Areas of the wall that surround the insertion of the steel supports show signs of cracking. Rusting of the steelwork is causing damage to the wall. The damaged steelwork will need to be exposed and treated, before the wall can be repaired. This work is likely to be expensive. Condition Rating 3.

The main walls have been partially rendered externally. 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 be regularly coated with 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.

Whilst the render is currently in a serviceable condition, hairline cracks have occurred to the right side of the front bay and to the rear wall.

Movement to the front, over the window, is probably due to weakness in the arch over the opening. Whilst such cracking is not significant at present, future monitoring is required and any cracks should be repaired to avoid damaging water ingress into the wall. Condition Rating 2.

Vertical cracking to the rear is likely to be of a thermal nature. Again, the cracks should be filled and monitored. Condition Rating 2.

The masonry paint which has been applied to the render is beginning to flake in places and