

## HOME SURVEY LEVEL 3

Address

**SOLICITORS REPORT**



PROPERTY INSPECTED ON 1ST APRIL 2025  
AND REPORT ISSUED ON



PREPARED BY INFO .



CLIENT NAME(S):



WEBSTERS REFERENCE NUMBER **18491**



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# USING THIS REPORT

<b>1.0</b>	<b>Introduction</b>	1
1.1	Scope of Instruction	1
1.2	Related Party Disclosure	2
1.3	Limitations of the Survey	2

<b>2.0</b>	<b>Overall Summary of the Property</b>	2
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<b>3.0</b>	<b>General Description</b>	3
3.1	Tenure	3
3.2	Description of the property	3
3.3	Approximate Age	3
3.4	Location and amenities	3
3.5	Accommodation	4
3.6	Means of Escape and Fire Safety	4
3.7	Outside areas and parking	4

<b>4.0</b>	<b>Energy efficiency &amp; Environmental matters</b>	5
4.1	Energy	5
4.2	Flooding	5
4.3	Radon	5
4.4	Japanese Knotweed and other invasive plants and weeds	6

<b>5.0</b>	<b>Other Matters</b>	6
5.1	Regulations and consents	6
5.2	Guarantees	6
5.3	Conservation areas and Listed status	7
5.4	Other key matters	7

## 1.0 Introduction

Thank you for instructing Websters Surveyors to provide your Home Survey report.

THIS IS A SAMPLE REPORT, WHERE SOME INFORMATION HAS BEEN CHANGED TO PROTECT THE IDENTITY OF THE PROPERTY IN QUESTION.

Buying a property is one of the most stressful, yet exciting challenges that most of us ever experience. That's why at Websters Surveyors, we try to at least make this part of the process as easy as possible. This report will try to ensure that you are well informed before you potentially take the next important steps in your purchase.

What's more is that our team of Surveyors and support staff are here to help even after we've provided the report. We can talk you through our findings and try to answer any queries you may have.

We also offer an array of other valuation services such as extending leases, valuations for probate or capital gains tax so please consider us for any other needs you may have.

Whatever your next steps are after reading this report, we wish you all the best and thank you again for using Websters Surveyors.



### 1.1 Scope of Instruction

The scope of instruction is to inspect the subject property and provide a survey to the level indicated in our Terms of Engagement received and signed by yourselves. This service is delivered in accordance with the Home Survey Standard (1st edition) RICS professional statement.

Our team member who has written this report is an RICS qualified surveyor and has done so for you to use. The advice provided in this report is for your benefit alone. Not acting on it leaves you at risk so please consider our advice very carefully.

Our report should put you in an informed position on defects, maintenance items or risks identified. You can then decide whether you proceed with the purchase, renegotiate the price or request that the seller provides assurances, documentation or on a rare occasions rectifies defects prior to exchange of contracts.

We shall also, where appropriate make recommendations on any further action and third party advice that we recommend is taken before you commit to the purchase.

Where we state repair works are required, these should be undertaken by a suitably experienced general contractor, preferably with membership to a governing body (for example, the Federation of Master Builders - FMB). Works where specialised contractors should be used will be specified in that element, for example, "A roofing contractor should..."

Prior to our inspection, we carried out a desktop study and vendor questionnaire. Our findings and any answers we receive aid production of this report and our advice to you.

During our survey, we used equipment as appropriate such as a moisture meter, torch, binoculars, telescopic ladder, laser measuring device, crack gauge, manhole lifting keys and ancillary small devices.

Flat roofs (externally) and loft hatches, no more than 3m above ground/floor level are inspected where possible and safe to do so.



## 1.2 Related Party Disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors 'Rules of Conduct'.



## 1.3 Limitations of the Survey

We shall thoroughly inspect the property with best endeavours to see as much as possible and where appropriate with the aid of binoculars, ladders and a drone.

Our inspection is of the main building and any permanent outbuildings (if applicable) where the property is a house. Where the property is a flat or maisonette, our inspection is of the main building and any permanent outbuildings which are included within the subjects demised area.

Home Surveys are non intrusive. We do not lift up any secure floor coverings, move heavy items such as some furniture, white goods or remove secured panels. We will not remove any stored goods nor are we able to inspect hidden or unexposed areas of the property such as hidden pipework and wiring and inaccessible spaces.

## 2.0 Overall Summary of the Property

This section is to provide a summary of our overall opinion of the property. The sections which follow this provide far more comprehensive detail on the individual elements and we recommend are read thoroughly.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of the inspection and no liability can be accepted for any deterioration in its condition after that date.

If your purchase is dependent upon your ability to make any significant changes, I strongly recommend you approach the Local Authority, before a commitment to purchase, to ensure that they have no stringent objections to your proposals in terms of local planning policy restrictions that may be applicable. Also, that you obtain an indication of any architectural considerations and limitations. These can have a direct bearing on excessive costs and may render a project unfeasible.

Where directions are given in this report, they are provided as if facing the front of the property, with the road behind you.

You should be mindful that a property of this age and type will be subject to a much greater maintenance requirement than a more recently constructed one. Moreover, given the limitations of the inspection, you are likely to find that some making good is required prior to instigating your own particular improvements and redecorations.

Although the property is considered a reasonable proposition, defects have been noted that will need to be investigated further, prior to legal commitment to purchase. Several other items of repair and maintenance have also been identified.

## 3.0 General Description



### 3.1 Tenure

SAMPLE ADDRESS is believed to be freehold.



### 3.2 Description of the property

The property comprises a four bedroom semi detached house.

The principal accommodation is arranged on the ground and 1st floors.

The original walls are of solid construction, rendered externally.

The main roof is pitched and covered with plain tiles.

Floors throughout are evidently of suspended timber joist construction



### 3.3 Approximate Age

The property was built in approximately 1930.



### 3.4 Location and amenities

The property is situated in the Barnet area of North West London, within the Barnet administrative district, in a residential area comprising properties of a similar age and style.

Access to the property is by roads and footpaths which are made up and are assumed to be adopted by the local authority.

The property is conveniently located for a good range of shopping facilities and other amenities.

You should familiarise yourself with the local facilities before purchase; particularly if you have any specific requirements or preferences.

We have no other matters to draw to your attention, subject to searches. You will need to be mindful that the inspections are undertaken on a weekday, usually in the late morning; when the neighbours were probably out, traffic outside at a low level, and parking close to the property more readily available.

You are advised to conduct such further enquiries that are likely to assist you in your decision. It is suggested that you visit the property at a variety of times, day and night, as there may be neighbouring uses likely to create varying levels of traffic volume, parking restrictions and other noise and possible inconvenience, commensurate with the uses concerned.

Commercial uses, rail lines and flightpaths, together with schools and colleges, will all be subject to specific time periods when some interference with the property, where relevant, can be anticipated.

Our inspection was over the course of one visit, which permitted us to form an opinion of the property at that specific time. However, we recommend that you view the property and the surrounding area at different times during the day and week to ascertain issues such as traffic volumes, ease of parking nearby, safety and noise levels.

### 3.5 Accommodation

**Ground Floor:** Reception room 1, Reception room 2, Kitchen, Shower room, Bedroom 4, Utility room

**First Floor:** Bedroom 1, Bedroom 2, Bedroom 3, Bathroom, Shower room



### 3.6 Means of Escape and Fire Safety

Ageing battery operated smoke alarms were noted in the house. A mains operated, integrated system should be installed with sensors in principal areas, including a heat sensor in the kitchen.

This is a two-storey property with a main staircase providing access to the first-floor accommodation and this staircase will provide the main means of escape from the upper floors.

There are three main access points to the property on the ground floor.

The main front door provides access to the entrance hall which leads to the principal rooms. There are further access doors that opens directly off the reception room, kitchen and ground floor bedroom. The subject property is considered to have adequate means of escape.

Following the Building Regulations 2010, Approved document B, Windows must be capable of remaining open without any obstructions in an openable area. The minimum requirements for this are as follows: Exit free area: 0.33m<sup>2</sup> Minimum width: 450mm Minimum height: 450mm A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m<sup>2</sup>.



### 3.7 Outside areas and parking

The property has the benefit of a front and rear garden.

Off-street parking is available in the front garden which is used as a driveway.

The property stands on a substantially level and regular shaped plot.

## 4.0 Energy Efficiency & Environmental Matters



### 4.1 Energy

EER: Current rating of D 56 and potential rating of C 75.

EIR: Current rating of D and potential rating of B.

The EPC will show you the property's current thermal efficiency, its potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales. The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers. In general, the thermal performance of the property is likely to be generally satisfactory.

We have not undertaken an audit of the energy efficiency of the lighting as this is beyond the scope of this report.

If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.



### 4.2 Flooding

The local lead flood authority (LLFA) is: Barnet Council

The property is in an area of very low risk from surface water flooding. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

In addition, the property is in an area of very low risk from rivers and sea flooding. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

The recorded risk of flooding from Reservoirs is: Unlikely.

The recorded risk from Groundwater Flooding is: Unlikely.

Your legal advisors should check for any claims history on the building insurance policy and ensure that the premium levels are both reasonable and acceptable to you.



### 4.3 Radon

We understand that the property is in an area where less than 1% of homes are at risk of Radon Gas. This does not preclude the individual property being at risk. Only site specific long term tests can determine the level affecting any specific property.



## 4.4 Japanese Knotweed and other invasive plants and weeds

During the course of our inspection, we did not identify any Japanese Knotweed or other invasive plant or weed. However, there are sometimes areas with gardens and other land where Japanese Knotweed can grow but which cannot be seen during a Survey. For example, interspersed with other plants or in areas with restricted access.

You are responsible for any plants within the curtilage of any gardens or other associated land within the property.

## 5.0 For Your Legal Advisor

As the property has been extended and altered by way of a rear garage conversion/extension, your legal advisor should ensure that correct Professional Consultant Certificates, Building Control Sign off and Planning Permission (where necessary) are made available to you.

The age of the replacement windows should be established and if installed later than April 2002 it should be confirmed that FENSA certificates are available.

This report assumes that all works have been executed in accordance with the Building Regulations in force at the time of the works and to the complete satisfaction of the local Planning Authority. Should this not be the case, please refer back to us for further advice.



## 5.1 Regulations and consents

Your legal advisor should check that the following works have received Planning Consent, Building Regulation Approval and Professional Consultant Certificates (where applicable):

Main Walls - alterations relating to the garage/rear extension.

Roof coverings - installation of the solar panel system.

Fireplaces, chimney breasts and flues - Internal chimney breast removal.

FENSA certificates in respect of replacement windows and external doors. The age of the replacement windows and external doors should be established and if installed later than April 2002, it should be confirmed that FENSA certificates are available.

Certificates in respect of recent alterations to wiring.

Certificates from Gas Safe registered contractor in respect of changes to the gas system.



## 5.2 Guarantees

Your legal advisor should establish in their pre-contract enquiries, the existence and validity of any guarantees, service agreements or engineers certificates and that they are transferrable to you upon completion.



## 5.3 Conservation areas and Listed status

The property is not in a conservation area.

The property is not listed with Historic England.



## 5.4 Other key matters

Your legal adviser should confirm the following:

That the property is Freehold and not subject to any unusual covenants or restrictions.

Any adverse easements, servitudes or wayleaves affecting the property.

The responsibility for maintenance and repairs of the boundary walls and fences.

That highway authority consent has been obtained for access to the property from the highway over the footpath/verge to the front of the house.

The position regarding any planning, highways or building proposals that might affect the value of the property. Any areas of concern should be referred back to the Surveyor.

That the property is insured from the moment of exchange of contracts for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempests, flood, burst pipes and tanks, subsidence, landslip and ground heave.



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WHATEVER YOUR NEXT STEPS ARE ON YOUR PURCHASE, WE WISH  
YOU THE VERY BEST AND THANK YOU USING OUR HELP.

## WE ALSO PROVIDE VALUATIONS FOR

			
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With our expert team of Chartered Surveyors and RICS Registered Valuers, you will not just get a high quality report quickly. We will also explain our professional advice to you in plain English, cutting out as much of the 'Surveyor speak' as we can. More justification, less Jargon.

Our team have experience of undertaking thousands of valuation and survey reports, acting in the capacity of an expert witness or professional advocate. In a challenging property market, we are a safe pair of hands.

All of our valuation reports comply with professional standards set down by our regulatory body, the Royal Institution of Chartered Surveyors. Where appropriate, reports will comply with the RICS Valuation – Global Standards (known as The Red Book).