



Building Survey



Property address

Flat 2, 148 Southampton Street, Reading, RG1
2RD

Client's name

Gareth Mills

Date of inspection

31/01/2024

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* Please read the entire report in order.

A

Introduction to the report

This Building Survey is produced by a surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers.

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

After reading this report you may have comments or questions. If so, please contact the surveyor who has written this report for you (contact details are given in section L).

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B

About the inspection

Surveyor's name

I Khanna

Company name

McCallums Property Surveying
RICS 876086Date of the
inspection

31/01/2024

Report reference number

IK31012024RG12RD

Related party
disclosure

I have no links to this transaction

Full address
and postcode
of the propertyFlat 2,
148 Southampton Street,
Reading,
RG1 2RDWeather conditions
when the inspection
took place

When I inspected the exterior of the property, the weather was varied following a period of varied weather.

The status of the
property when the
inspection took
place

At the time of the inspection, during which the Vendor was present, the property was furnished with close fitting floor coverings.

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B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property. Flat roofs no more than 4m above ground level are inspected using a ladder where it is safe to do so. We may use drone, and camera poles.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed. Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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C

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. Provided that necessary works are carried out to a satisfactory standard I see no reason why there should be any special difficulty on resale in normal market conditions. It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

The Coronavirus Pandemic and ongoing strong market conditions continue to have a significant impact on the housing market; current levels of activity are unlikely to be sustained and values may be affected.

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 our inspection and no liability can be accepted for any deterioration in its condition after that date.

We calculate the reinstatement cost (the cost to rebuild if destroyed) to be approximately £250,000

3

Section of the report	Element number	Element name
E: Outside the property	E5	Windows
F: Inside the property	F2 F7	Ceilings Internal woodwork
G: Services	G1 G2 G4	Electrics Gas Heating
H: Grounds (part)		

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C

Overall opinion and summary of the condition ratings (continued)

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E4	Main walls
F: Inside the property	F3	Walls and partitions
	F4	Floors
	F6	Kitchen
	F8	Bathroom
	F9	Smoke detectors
G: Services	G3	Water
H: Grounds (part)		
J: structural Risks		

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Overall opinion and summary of the condition ratings (continued)

1

Section of the report	Element number	Element name
E: Outside the property	E2 E6	Roof coverings Doors
F: Inside the property		
G: Services		
H: Grounds (part)		

Summary of repairs (and cost guidance)

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

Chimney repointing: £250-£500

Spalled brickwork replacement: £12-£26 per brick

Repointing: £50-£60 per square metre

Rendering repairs: £1,500-£3,000

Glazing/ windows replacement: £1,500-£3,000

Asbestos survey: £200-£500

Floorboard replacement: £200-£400

Internal woodwork upgrades: £500-£1,000

Bathroom & kitchen ventilation: £250-£500

Boiler service: £50-£100

Gas test: £50-£100

Electrical inspection: £50-£100

Reference is made within the body of the report and costs should be obtained via market enquiries from competent qualified contractors as appropriate.

Current economic conditions may cause prices to rise unexpectedly and so you should anticipate far more varied pricing.

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C

Overall opinion and summary of the condition ratings (continued)

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

See I1, Regulation – Further investigations to be carried out by your Legal Adviser.

Security

General advice can be obtained from the local Police authority with respect to the security measures.

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D

About the property

Type of property	The subject property is a 2-bedroom top-floor flat.
Approximate year the property was built	The subject property was built in approximately 1870.
Approximate year the property was extended	Not applicable.
Approximate year the property was converted	The property has been converted into 2 separate flats. Unable to confirm year of conversion.

Accommodation

Accommodation comprises of; Two Bedrooms; Utility Room; Bathroom; Living Area; Kitchen.

Construction

The subject property is of traditional construction, comprising solid elevations set under a pitched roof structure, beneath a tiled roof covering.

Floors are of suspended timber construction throughout.

Walls are typically conventional load bearing masonry which transfer loads to the foundations. Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot. North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into

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D

About the property (continued)

gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

Means of escape

It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions. Further advice on fire safety can be obtained from the local fire and rescue service.

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

66D

Services

Gas

Mains

☒

Other

Electricity

Mains

☒

Other

Water

Mains

☒

Other

Drainage

Mains

☒

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

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About the property (continued)

☒ Gas
 ☐ Electric
 ☐ Solid fuel
 ☐ Oil
 ☐ None

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

Grounds

The property is situated on an upward sloping site, with a generally North-East facing front aspect.

Only on-street parking is available which may be at a premium during peak times.

You should confirm rights of ownership and responsibilities for maintenance of all communal areas with your legal adviser.

Location

The property is in a mixed residential and commercial area convenient for local amenities.

Facilities

The centre of Reading is within walking distance with comprehensive shopping and transport facilities.

Local environment

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated, and further investigations should be completed as a precaution.
<https://www.ukradon.org/information/>.

Our desktop survey revealed the property to be located on freely draining, slightly acidic subsoil conditions, where ground conditions are stable given normal conditions. However, the top soil is of type which may be subject to seasonal change and given the property's age and shallow foundation depths it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Materials containing asbestos are present in many buildings, often enclosed and unexposed. Asbestos may be present within the fabrics and finishes. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high. <https://www.asbestos.com/asbestos/information/>.

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About the property (continued)

What to do if you have asbestos in your home:

- The general rule is to always leave asbestos alone, it is usually safe unless it is damaged or disturbed.
- Paint indoor materials with an alkali resistant paint such as PVA emulsion, and never sand, drill or saw asbestos materials.
- Always seek advice before thinking of removing asbestos and follow the basic rules below if carrying out asbestos cement removal work.
- Do not attempt to remove asbestos lagging, spray coatings or large areas of Insulation Board by yourself as these materials can only be safely removed by a licensed contractor.

We are not aware of any adverse town planning, statutory or other environmental matters which may impact on the property and such details should be revealed during the process of usual conveyancing searches.

You should make your own enquiries with regards to Buildings Insurance Cover, ensuring no onerous restrictions are imposed (such as for flooding or subsidence).

Other local factors

None of significance.

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E

Outside the property

Limitations to inspection

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground defects which relate to defective foundations or signs of defective foundations. You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

As it was not raining at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings etc are totally watertight.

It should be appreciated that parts of the property are circa 154 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building. This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation, and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

Our external inspection was limited to those areas that could be seen from ground level within the boundaries or from the public highway and rights of way.

1 2 3 NI

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E

Outside the property (continued)

E1
Chimney stacks

There are 2 brick-built chimney stacks which appear structurally sound from the exterior. The chimney stack appeared to be straight to the eye with no signs of any significant bulging, lean or outward movement noted. Rendering to the chimney stack was noted to be slightly cracked and repointing is required. 2

Upon the chimney stacks was noted to be clay pots, to which no significant defects were noted. You should cap and ventilate disused flues in order that damp penetration does not occur within the flue structure. Flues you intend to use should be swept clean prior to use and topped with a suitable cowl.

The mortar flaunching which forms the bedding to the chimney pots at the top of the stacks could not be seen and should be checked when the chimneys is/are next overhauled. Flaunchings should be periodically inspected to ensure chimney pots/flues are adequately bedded.

Areas of mortar were noted to have deteriorated to the chimney stack, and repointing should be undertaken. Where mortar has deteriorated, this gives the chance for potential water ingress into the chimney stack, and as the chimney stack is exposed to weather elements and water ingress can cause dampness, rot and decay to adjacent elements in the building.

Some masonry has deteriorated due to spalling and, although not of immediate concern, you should consider repair during future maintenance; This requires proper cutting out and replacement with new bricks. Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core.

Lichen and moss should be cleared from the top courses to prevent early deterioration of brickwork pointing and it may be necessary to repoint brickwork once moss has been cleared.

Flashings are of lead where visible, and no significant defects were noted.

E2
Roof coverings

Our inspection of the roof coverings was severely limited due to the lack of accessible viewpoints. 1

The main roof slopes appear to be overlaid with slate tiles. These appear generally adequate where visible with expected signs of aging. Slate roofing can last up to 100 years although typically it is the timbers and nails which deteriorate before the tiles themselves, causing tiles to slip. There is little likelihood for ongoing repairs although you should inspect the roof tiles following extreme weather.

The ridge tiles appear to be firmly fixed in place. It is not uncommon for ridge tiles to become dislodged by high winds, and occasional re-fixing of these must be anticipated.

The roofline appears to be within normal tolerances. Minor signs of deflection are noted which is not uncommon for a property of this age.

Moss was observed to the roof surfaces. This should be carefully removed as it tends to retain moisture, which can cause damage to roof coverings over a period of time.

E3
Rainwater pipes
and gutters

No rainwater goods were visible upon inspection.

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E4
Main walls

The main walls are of solid brick construction measuring approximately 230mm overall where measured. Solid walls are structurally robust but can be prone to problems of rain penetration and condensation compared with modern cavity walls.

2

Foundations

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonable shrinkage and expansion which can cause structural movement.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs, and hedges.

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows.

Walls and openings appear square to the eye with no signs of any significant movement or distortion noted.

We are pleased to report we saw no evidence of any significant cracks or bulges to indicate any failure or uneven loading with the foundations or structure of the subject property at this time.

Spalled brickwork

Some masonry has deteriorated due to spalling and, although not of immediate concern, you should consider repair during future maintenance; This requires proper cutting out and replacement with new bricks.

Pointing

Deterioration of mortar was present in a number of locations due to slight seasonal movement. This is not of significance at this stage although repointing of brickwork should be completed to prevent damp penetration occurring and you should expect that further minor seasonal movement may occur.

Please note that cement mortar on solid brick walls tends to trap as much moisture as they keep out and can be prone to frequent cracking where water evaporates through the softer brick. Any future repointing should be carried out with a more suitable lime-based mortar.

Rendered Surfaces

The walls to the top of the property are covered in a cement-based render. Rendering may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey and therefore the risk of defects existing must be accepted. Significant cracking and deterioration was noted throughout the rendered surfaces and it would be prudent to strip back the render, and re-render these areas.

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E

Outside the property (continued)

- E5 Windows The windows are of a mix of timber and uPVC with single and double-glazed panes. uPVC frames can vary enormously in quality and an assessment of individual design is beyond scope of this report. They are less suitable for piecemeal repairs whilst stay mechanisms and the fixings can require occasional overhaul.

3

Timbers were showing signs of deterioration and refurbishment would be prudent.

Some windows were inspected; however, the possibility of hidden defects being present to windows cannot be entirely ruled out. Window openings are square to the eye with no signs of any significant movement or distortion noted. A number of broken handles were noted to windows, and these require replacement.

Routine maintenance is advised to keep the windows functioning adequately. Hinges and locking mechanisms will need to be regularly lubricated in order to prolong their lifespan and efficacy.

There were signs of condensation between double glazed panes to the kitchen at the time of inspection. It should be noted that double glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation/misting between the panes. There is no remedy other than to replace the defective double-glazed panes and you may wish to seek quotations for these works prior to legal commitment to purchase.

Single glazed units have poor sound and thermal insulation qualities compared with modern equivalents and you may wish to have these replaced as part of the overall improvement of the property.

- E6 Outside doors (including patio doors) All doors are of timber construction with multi-point locking mechanisms. Doors open square to the eye with no signs of any significant movement or distortion noted. Routine maintenance is advised to keep the doors functioning adequately. Hinges and locking mechanisms will need to be regularly lubricated in order to prolong their lifespan and efficacy.

1

There may be guarantees for the installation which could be transferred under the sale.

It is recommended you change all locks upon occupation to enhance security.

Low Level Glazing

The requirements of Building Control now stipulate that window panes of less than 800mm above internal floor level, or glazed doors less than 1.5 metres above internal floor level require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice.

Toughened glazing appears to be present where required.

- E7 Conservatory and porches Not applicable.

- E8 Other joinery and finishes Not applicable.

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E

Outside the property (continued)

- E9 Other The property has been altered and extended. Legal adviser should confirm that Local Authority approvals were obtained and complied with. The Local Authority should be consulted if relevant approvals and consents including Completion Certificates are not readily available. Whilst there were no signs of obvious inadequacy, there will be further complications should you proceed without the relevant documentation for works which have been carried out.
- If Local Authority consents were not required for the alterations to the property, you should confirm that the alterations were completed with the benefit of the usual permitted development rights.

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Limitations to inspection

Please note the limitations to our inspection of the roof void where it was were fully insulated with a fibreglass insulation material and decking laid across and between ceiling joists preventing a detailed inspection of rafters and ceiling timbers.

1 2 3 NI

The main roof structure was not available for inspection and so no comment can be made on its condition or adequacy, or the levels of insulation provided. No comment can be made on concealed roof timbers. It is possible that these may have suffered deterioration.

NI

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F

Inside the property (continued)

F2
Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

3

The ceilings are believed to be formed in plasterboard and finished in skimmed and textured finishes.

Textured Coatings

Where a textured coating has been applied to some of the ceilings within the property, this material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid-1980s, and it is possible that the age of this textured coating pre-dates this.

Some of the textured coated surfaces were damaged. This may potentially release fibres. An asbestos contractor should be instructed to advise if this material contains asbestos fibres and all recommendations for repair/replacement implemented.

Cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled prior to redecoration.

Minor irregularities and shrinkage cracks are present, but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.

Distortion in the ceiling lines were noted, likely due to the initial settlement process. This is not of significance at the time of inspection.

F3
Walls and partitions

The internal faces of the outside walls are finished in plaster.

2

Internal walls and partitions are of solid construction.

Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating.

Walls and openings appear square to the eye with no signs of any movement or distortion noted.

Some shrinkage cracks, measuring up to 0.35mm, and irregularities are present in the plasterwork although these are not considered to be serious in a property of this age and an amount of making good is required prior to redecoration.

There are various mould spores to the walls throughout the property, which is likely to be due to condensation. Condensation can be reduced by maintaining a balance of heating, ventilation, and insulation.

Throughout the property areas of hollow sounding plaster were recorded. It must be accepted that the plaster is becoming fragile and patch repairs, or more substantial renewal of plaster will be found to be necessary in future.

Damp

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and no significant dampness was recorded, suggesting the damp-proof course is operating effectively.

This does not constitute a complete inspection or a "damp" survey.

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F

Inside the property (continued)

F4 Floors	2 Floors are of suspended timber throughout. Where walked upon, suspended timber floor surfaces were subject to minor spring and unevenness, but this is within acceptable limits for domestic construction and not considered to be of structural significance. A number of floorboards within the bedrooms are loose and would benefit from fixing or improved support. If there has been leakage, such as from concealed pipework or through gaps in wall tiles, or around the bath, dampness may have caused serious rot in the floor. We found no evidence of decay but further investigations beneath concealed areas would be necessary to establish whether any defects exist. Fitted coverings where they are present, and furniture inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.
F5 Fireplaces, chimney breasts and flues	The chimney breasts appear to be closed off.
F6 Kitchen	2 Please note a detailed test on kitchen fittings is outside the scope of this report. Most of the distribution and waste pipework is concealed behind the units and leaking pipework or other defects may not be readily apparent. Given that the property is occupied, the kitchen cupboards are full of household effects, which severely restricted our inspection, and the risk of concealed defects exists. The kitchen is provided with a range of basic units which appeared serviceable although individual units were not inspected in detail. Some wear and tear was apparent, and you may wish to arrange to seek quotations for their replacement prior to legal commitment to purchase. Ventilation appears insufficient. It would be prudent to improve mechanical extract ventilation to the kitchen to reduce the possibility of condensation problems occurring.

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F

Inside the property (continued)

- | | | |
|--|---|---|
| <p>F7</p> <p>Woodwork (for example, staircase and joinery)</p> | <p>All doors are of timber type and are in satisfactory condition. Where tested, doors and openings open square to the eye with no signs of any significant movement or distortion noted. Normal maintenance and repair is required.</p> <p>The sills, skirtings and architrave are of timber and are in acceptable condition with expected wear and tear.</p> <p>Some general marking and bruising is apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.</p> <p>The joinery was carefully inspected where readily accessible. No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.</p> <p>It is believed that wood-boring insect infestation treatment has been undertaken and your legal adviser should provide guarantees and confirm that these can be transferred under the sale. In the absence of these you should refer to a Property Care Association member who should provide quotations for treatment and repair of timbers as required.</p> <p><u>Stairs</u></p> <p>The property has two timber staircases which are carpeted on the upper surface and enclosed beneath. Treads and risers appear to be firm and level and within normal tolerances, with no signs of any significant spring or undulation noted.</p> <p>Banisters and balustrading appear to be complete with no signs of any defect noted. The gaps between spindles are in excess of 100mm which will comply with current Building Regulation standards. As the gaps to the banister rails are wider than the required maximum of 100mm, additional spindles or rails should be installed prior to taking occupation as the current arrangements are hazardous.</p> <p>There is no balustrade (banister) to the staircase leading to the top floor. This is not compliant with regulations and is a health & safety issue, due to the possibility of falling. The provision of a banister should be provided as a matter of urgency.</p> | 3 |
| <p>F8</p> <p>Bathroom fittings</p> | <p>The bathroom fittings appear serviceable, although some wear and tear was noted.</p> <p>Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.</p> <p>With respect to showers generally they should be regularly cleaned including the shower heads to prevent the harbouring of bacteria. It is important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid damage to adjacent surfaces.</p> <p>No ventilation is present within either bathroom. It would be prudent to implement mechanical extract ventilation to reduce the possibility of condensation problems occurring.</p> <p>Please note a detailed test on bathroom installations and fittings is outside the scope of this report.</p> | 2 |
| <p>F9</p> | <p>It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions.</p> | 2 |

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G

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.

Limitations to inspection

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties.

My inspection of the services was visual only and no tests whatsoever were carried out. I would stress that I am not a qualified service engineer. If you require further information and assurances as to the condition and capability of any services or fittings, specialists should be contacted.

1 2 3 NI

G1
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 10 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.

Property address

Flat 2, 148 Southampton Street, Reading, RG1 2RD

G

Services (continued)

Please note this element is rated condition rating 3 as we are not suitably qualified to comment on the state and condition of the electrical installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming a recent electrical test.

3

As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist. You should request a copy of the most recent electrical safety certificate through your legal adviser, prior to exchange of contracts. In the absence of any paperwork, you should arrange for a suitably qualified contractor to inspect the installation prior to entering into a legal commitment to purchase. You should obtain quotations for any upgrading works required.

The consumer unit is located by the front door.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current.

The Electrical Safety Council recommend that electrical installations should be tested on occupation.

There is no indication as to the date of the last electrical testing.

Although there were no areas of concern, a precautionary electrical inspection should be undertaken, to ensure that circuitry complies with current electrical regulations prior to a legal commitment to purchase. All recommendations should be implemented.

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and 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.

Property address

Flat 2, 148 Southampton Street, Reading, RG1 2RD

Please note this element is rated condition rating 3 as we are not suitably qualified to comment on the state and condition of the gas installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming a recent gas safety test.

3

For precautionary purposes it is recommended that the gas installation be inspected by a Gas Safe registered engineer prior to legal commitment to purchase in the absence of any paperwork in the last 12 months. Please note gas safety checks are recommended annually during occupation. All recommendations for improvement to ensure compliance with current Gas Regulation standards should be implemented.

The Health and Safety Executive strongly advises that all gas appliances are checked for safety at least once a year. As such, you may wish to consider a check to be carried out by a Gas Safe registered engineer.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;
- The address of the property at which the appliance or flue is installed;
- The date on which the appliance or flue was checked;
- The name and address of the occupier;
- Any defect identified, and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

G3 Cold water is supplied directly from the mains.

2

Water Homes built before 1970 have a chance of containing lead pipes. Given the age of the property the incoming mains water supply pipe may be in lead, a material which can be hazardous to health. It is possible that the supply to the property is common to this and neighbouring properties and therefore subject to demand related fluctuations in pressure. It would be prudent to confirm whether the main water feed pipe has been renewed and if it is found lead pipework is still present the original feed pipe should be stripped out and renewed.

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no signs of significant water leaks the possibility of concealed defects exists.

You may wish to instruct a reputable plumber to inspect the system and any suggested improvements made as necessary.

Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD

G

Services (continued)

G4 Heating	3 Please note this element is rated condition rating 3 as we are not suitably qualified to comment on the state and condition of the heating installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming recent service history. Central heating and hot water is provided by the gas fired combi boiler within the rear bedroom. The boiler was not operating at the time of inspection. The central heating was not operating at the time of inspection. It is recommended to have a carbon monoxide alarm in any room with a fuel burning appliance. The recommended position for this is 1-3 meters away from the appliance at roughly head height. For precautionary purposes a heating engineer should examine the hot water and heating boiler and undertake appropriate servicing, with any recommendations to be implemented.
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G5 Water heating	Hot water is provided by the combination boiler. See Section G4.
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G6 Drainage	The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy and it would be prudent to complete utilities searches prior to commitment to purchase. There were no above ground signs of blockage or damage or other significant defect at the time of our inspection. No inspection chambers were opened upon inspection. Without a full inspection by a drainage specialist, you must accept the risk of such defects existing. We would recommend that you confirm the routes of underground drainage including surface and foul water through your legal adviser.
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G7 Common services	None.
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G8 Other services/features	None.
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Property address	Flat 2, 148 Southampton Street, Reading, RG1 2RD
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Grounds (including shared areas for flats)

Limitations to inspection

External inspection has been from ground level within the boundaries or from public highway or rights of way.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

Although we provide a visual inspection of the grounds, we take no responsibility for any noxious weeds or knotweed, including Japanese Knotweed or Ragwort, which may exist within the site and you should arrange for your own specialist inspection to be carried out in this regard.

Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD

H

Grounds (including shared areas for Flats)

1 2 3

H1 Garage(s)	None.
H2 Permanent outbuildings and other structures	None.
H3 Other	Your Legal Adviser should confirm all boundaries to you, including any rights of way and obligations for the maintenance of fences. It is recommended that a certified copy of the Deed Plans be obtained and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.

Property address	Flat 2, 148 Southampton Street, Reading, RG1 2RD
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Issues for your legal advisers

We do not act as ‘the 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, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

I1
Regulation

Your Legal Adviser should request sight of any service records and certification in respect of the electrical and heating installations, any repairs, building works, and fitted appliances.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

You should confirm that the alterations to the property have appropriate Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on resale.

I2
Guarantees

No guarantees seen upon inspection.

Property address

Flat 2, 148 Southampton Street, Reading, RG1 2RD

Issues for your legal advisers

I3 Other matters	<u>Listed Building/Conservation Area</u> It is understood that the property could be Listed. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. Enquiries should be made initially with the local Listed Building Consent Officer from the Local Planning Authority in order to seek further guidance if work is proposed. Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase. <u>Leasehold Property</u> Given the property is likely to be leasehold, it is likely it will be subject to service charge and a sinking/ reserve fund. The maintenance of the common areas and main structure of the property is likely to be managed by these funds. It should be noted that such funds are subject to variable contributions and can change from time to time. As a result, it would be prudent to instruct your legal adviser to confirm the nature of these funds together with details of your financial responsibilities to include the last three years budgets and reconciliations and major works that may be planned within the next five years. Given the leasehold status of the property, your legal adviser should confirm the following: 1. Details of the freeholder. 2. Details of the management company. 3. Number of years remaining on the lease. 4. Annual maintenance charges. 5. Annual ground rent charges. 6. Details of allocated parking. 7. Confirmation of extent of management company's maintenance responsibilities. 8. Details of any pending or planned maintenance works that may have an impact on maintenance charges. 9. That there are sufficient funds in the sinking fund in the event of emergency maintenance.
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Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD

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, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building	Structural movement: No evidence of movement to the structure of the building. No evidence of serious settlement or ground heave was found on the property at the time of my inspection. Dampness: Walls are plastered. Subject to this the walls were tested, and no dampness was noted, at the time of my inspection. Timber defects: No evidence of timber defects to the construction and fabric of the property was found and noted at the time of my inspection.
J2 Risks to the grounds	Contamination: No evidence of contamination was noted. Flooding: According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding from rivers, and surface water.
J3 Risks to people	Asbestos: Evidence of asbestos was noted. Health and safety advice: No issued or trip hazard found.
J4 Other risks or hazards	None.

Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD

K

Energy efficiency

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

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

K1 Insulation	Walls as built.
K2 Heating	Boiler, radiators, mains gas.
K3 Lighting	N/A.
K4 Ventilation	As per built.
K5 General	We are not aware of any instances of aircraft, rail, road or other noise unduly affecting this property. I would, however, recommend your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of the pre-contract search enquiries, your legal advisers 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. You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.

Property address	Flat 2, 148 Southampton Street, Reading, RG1 2RD
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Surveyor's declaration

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

Signature

I Khanna

For and on behalf of

Company

McCallums Property Surveying
RICS 876086

Address

73 Shelton Street

Town

London

County

Postcode

WC2H 9JQ

Phone number

01379 668438

Website

www.mccallums.uk

Email

info@mccallums.uk

Property
address

Flat 2,
148 Southampton Street,
Reading,
RG1 2RD

Client's name

Gareth Mills

Date this report was
produced

07/02/2024

1. This report has been prepared by McCallums Property Surveying. The statements and opinions expressed in this report are expressed on behalf of the Company, who accepts full responsibility for these, errors and omissions excepted.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

McCallums Property Surveying gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Property address

Flat 2, 148 Southampton Street, Reading, RG1 2RD

What to do now

If you are a prospective or current homeowner who has chosen a Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get building Regulation's permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who should you use for these further investigations?

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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Property address

Flat 2, 148 Southampton Street, Reading, RG1 2RD

Description of the Building Survey Service

The service

The Building Survey includes:

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

The surveyor who provides the Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property.
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase consider what further advice you should take before committing to purchase the property.

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

The inspection

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

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access.

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, and a 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.

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

Services to the property

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

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, 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 treated as permanent outbuildings and therefore are

inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these 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/ With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the results of inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- Typical house diagram

Condition ratings

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

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 - not inspected.

Description of the Building Survey Service

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.

The surveyor may report on the cost of any work to put right defects (where agreed) but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

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

Description (continued)

- 1 **Guideline Budgets** for repairs are included in a report where appropriate, but they are based on information available to the Surveyor at the time. We recommend that all repair costs are subject to confirmation by further investigation/specification and then contractors' competitive tenders prior to making any legal commitment.
- 2 Surveyors are not qualified to test or confirm the adequacy or safety of services installations. The Surveyor will report on the basis of a visual inspection of the accessible parts. We recommend that you arrange for specialist tests of the electrical services, gas and/or heating installations.
- 3 This is **NOT a specific asbestos or other hazardous materials survey**. The sampling and testing of asbestos containing materials, or other hazardous or suspect materials lies outside the scope of the building survey. Where such materials are discovered or suspected within the normal scope of inspection, they will be reported, and appropriate recommendations made for further investigation.
- 4 If the property is leasehold, then you must obtain advice from your Solicitor in respect of your legal liabilities under the leasehold arrangements for the property and in particular in respect of the repairs. The scope of the Surveyor's inspection will relate to internal finishes of the leasehold property to be purchased and adjacent fabric within the immediate curtilage of the property. Other elements of the structure will be subject to a brief inspection from the exterior and/or common parts only.
- 5 **Cancelling this contract** – You have 14 days in which to cancel this contract which starts from the date on which this contract is entered into. You agree to the services commencing from the date of this contract, even if this is within the cancellation period. You understand that you will lose your right to change your mind in relation to the services once the survey has been completed and you will be required to pay for any services provided within the cancellation period.
- 6 **Refund Policy** – If a survey is cancelled at any point up to the day before the survey is being carried out, we will refund fees paid, less an administration fee of £25 to cover work carried out.
- 7 **Force Majeure** – Whilst every reasonable effort will be made to carry out the inspection at the date/time agreed, we cannot be held liable for any losses caused by matters outside our control, such as, but not exclusively: Surveyor illness, traffic/vehicle delay/breakdown, extreme weather conditions or vendor unavailability.
- 8 **Health and Safety** – McCallums Property Surveying and its Surveyors are required to comply with Health and Safety legislation and RICS Guidance Note "Survey Safely – A commitment to Surveying Safely". The surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that is able to be carried out.

Complaints Procedure

Any complaint regarding a report should be made within 14 days of receipt of the report. If you have spoken to us about your complaint, please put the details of the complaint in writing to make sure that we have a full understanding of the reasons.

Description (continued)

Please send your written complaint to:
McCallums Property Surveying
73 Shelton Street
London
WC2H 9JQ
01379 668438
info@mccallums.uk
www.mccallums.uk

We will consider your complaint as quickly as possible and will acknowledge receipt of your complaint within 7 days. If we are not able to give you a full response, we will update you within 28 days.

If we are found to be negligent in providing any of the services under this contract, the measure of damages for and limit of any liability will be diminution of property value at the time of the report.

DISCLAIMERS

The report is prepared by McCallums Property Surveying . The statements and opinions expressed in the report are expressed on behalf of the company, errors and omissions excepted.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

McCallums Property Surveying gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

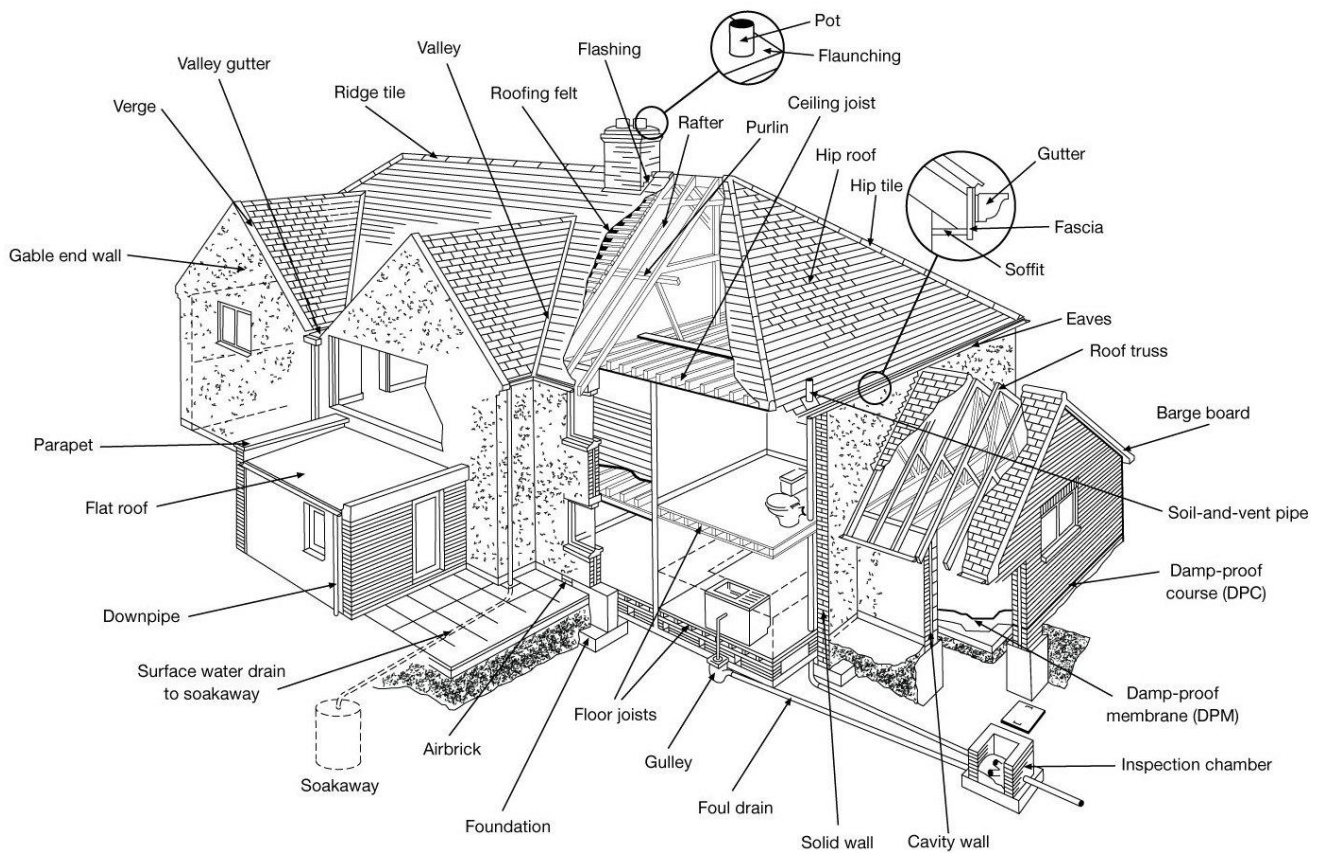
This contract is governed by **English Law** and the parties hereto hereby submit to the exclusive jurisdiction of the English Courts.

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

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Typical house diagram

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



Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD



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Property address Flat 2, 148 Southampton Street, Reading, RG1 2RD