



**RICS**

LEVEL 2

# RICS Home Survey Level 2 (Survey Only)

43 Linburn

August 23rd 2024

2

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## **A** About the inspection

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This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section L) and

- a report based on the inspection (see 'The report' in section L).

## About the report

We aim to give you professional advice about:

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

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

## About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them. To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Surveyor's name

[REDACTED]

Surveyor's RICS number

[REDACTED]

Company name

Volarex Home Surveys T/A Volarex Commercial Consultants Limited

Date of the inspection

23rd August 2024

Report reference number

N/A

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Rules of Conduct.

I suffer from minor autism, which may result in occasional typographical or grammatical errors in my reports.

However, I am committed to providing you with a fully coherent and accurate report. If you do notice any errors, please do not hesitate to bring them to my attention, and I will ensure they are promptly corrected. Your understanding and cooperation are greatly appreciated.

As a dedicated sole practitioner, I am deeply committed to upholding the highest standards of quality and continuous improvement in all aspects of my practice. To ensure that the services I provide consistently meet and exceed the expectations of my clients, I have implemented a robust quality assurance process. This process includes the engagement of an independent auditor, who reviews a percentage of all work carried out within my practice.

By employing an external auditor, I gain an objective and impartial assessment of the work performed, allowing me to identify areas for improvement and maintain the integrity of my professional services. This ongoing review process not only reinforces my commitment to delivering exceptional outcomes but also provides my clients with the confidence that all work is subjected to rigorous quality controls.

By taking these proactive steps, I ensure that my clients can trust in the quality and reliability of the services I provide, knowing that every measure is taken to uphold the highest standards in my field.

The external auditor periodically employed by Volarex Home Surveys is Projekt3.co.uk

Full address and postcode of the property

43 Linburn [REDACTED]

UPRN

[REDACTED]

Weather conditions when the inspection took place

Overcast. Gusting Winds over 40 mph. 17 Degrees Celsius



## Status of the property when the inspection took place

The property was occupied, habitable and fully furnished.

All connected services were operational.

The property owners were present for the duration of the survey.

They provided some information about the property and its history and although it is assumed that this information is true and accurate, no verification was carried out. You are therefore advised to confirm the accuracy of any such information prior to exchange of contracts.

## Please refer to your Terms and Conditions report received for a full list of exclusions

Our Terms & Conditions of business are sent via email prior to the survey been undertaken. Please refer to your 'Order' email for further details.

Please be advised that while we strive to conduct a thorough and detailed survey, inherent limitations based on the inspection conditions may affect the comprehensiveness of our report. Examples include:

- > Cracked Glass: Visibility of glass cracks can vary with lighting conditions, with some imperfections only apparent under direct sunlight.
- > Dampness: Signs of damp might be undetectable during dry spells, potentially masking persistent moisture issues evident only in wet conditions.
- > Structural Defects: Concealed defects due to furnishings, recent renovations, or inaccessibility of certain areas can remain undetected.
- > HVAC Systems: Issues within heating, ventilation, and air conditioning systems may go unnoticed if the systems are off or if ambient conditions render tests impractical.
- > Roof and Loft Areas: Non-invasive checks of high or confined areas like roofs and lofts may miss defects that would require more invasive techniques to detect.
- > Pest Infestations: The detection of pests or their damage can be highly seasonal and may require specialised equipment not used in standard surveys.
- > Plumbing and Hidden Pipes: Hidden leaks or issues within enclosed plumbing can easily go unnoticed without signs of active leakage during the survey.
- > Electrical Systems: In-depth testing of the electrical wiring is outside the scope of a standard survey, potentially overlooking latent issues.
- > Kitchen Units and Appliances: Kitchen units and fittings, including built-in appliances, may harbour wear and damage not immediately visible without moving them, which is beyond the scope of our survey.
- > Bathroom Fittings: Bathroom installations such as bathtubs, showers, and sinks are inspected visually; internal issues or hidden damages that require disassembly are not covered.

Additionally, please note that this survey does not include the examination of specialist electrical and gas appliances such as stoves, solar panels, electric gates, or other specialised systems which often require specific expertise or certifications to assess properly.

Our survey focuses on substantive and structural concerns rather than cosmetic issues. Condition ratings are relative to the age and expected condition of the property's components, aimed at providing a fair overview rather than exhaustive detail.

The ethos of our service is to report on the practical and structural integrity of the property, not on aesthetic aspects. For systems or installations that require specialised attention, we recommend further assessment by qualified professionals.

We appreciate your understanding of these limitations and thank you for entrusting us with your home inspection needs. Our goal is to assist you in making a well-informed decision about your property purchase, based on the best available information at the time of inspection.

## Survey Information

Please note that not all measurements and readings taken from equipment used during the survey are evidenced by photographs. By accepting this report, the recipient agrees that the results provided by the equipment are accurate as stated, except in cases of manifest error.

All our surveyors are equipped with state-of-the-art 'people-safe' lone working devices and body cameras during home buyer surveys. This ensures both their safety and the highest level of service transparency for our clients

### Specialist Equipment used during this Survey

#### Protimeter MMS3

##### 1. Moisture Detection

The MMS3 is designed to detect and measure moisture levels in building materials, such as walls, floors, and ceilings. Excess moisture can indicate issues like leaks, rising damp, or poor ventilation, which could lead to structural damage or mold growth.

##### 2. Surface and Sub-Surface Moisture Measurement

This device can measure both surface moisture (using non-invasive methods) and sub-surface moisture (using pin-type probes). This helps in identifying moisture that may not be immediately visible but could pose a risk to the structure over time.

##### 3. Hygrometry

The MMS3 can also measure the relative humidity, temperature, and dew point, which are essential in assessing the risk of condensation-related issues. High humidity levels indoors can indicate poor ventilation and potential for mold growth.

##### 4. Search Mode (Non-Invasive)

It allows surveyors to quickly scan large areas of walls or floors without causing any damage, making it ideal for a non-destructive inspection. This is particularly useful for identifying moisture issues in delicate or finished surfaces.

##### 5. Pin Mode (Invasive)

In areas where more detailed information is required, the MMS3 can use pins to penetrate the surface and measure the moisture content directly within the material, providing more accurate readings.

#### Thermal Camera

##### 1. Detection of Insulation Deficiencies

Thermal cameras can identify areas where insulation is missing or insufficient, as these spots will appear cooler or warmer than surrounding areas. This is particularly important in attics, walls, and ceilings, where poor insulation can lead to significant energy loss, higher utility bills, and uncomfortable living conditions.

##### 2. Moisture Intrusion Detection

Moisture problems often manifest as cooler spots on a thermal image because water has a higher heat capacity than most building materials. This allows surveyors to detect areas of hidden moisture, which could indicate leaks, rising damp, or water ingress from the outside. Early detection of moisture issues can prevent

costly repairs and potential mold growth.

3. Roof and Exterior Inspections

Thermal imaging is particularly useful for roof inspections, where it can identify areas of heat loss, which may indicate missing insulation, water ingress, or deteriorating roofing materials. Similarly, exterior walls can be scanned for thermal bridging, where heat bypasses insulation through structural elements.

Merlin Glass Analysis Tools

1. Coating Analysis

For coated glass, such as those used in energy-efficient windows or specialised optical applications, Merlin tools can assess the quality and uniformity of the coatings. This ensures that the glass will perform as intended, whether in terms of energy efficiency, glare reduction, or other functional properties.

UFlow Water Testing

The UFlow tester provides precise measurements of the flow rate of water, typically in liters per minute (L/min) or gallons per minute (GPM).

Other Equipment Used as Standard

- DJI Pro 3 Drone
- Telescopic Ladder (Allowing safe working access of 3m Max.)
- Air Quality Monitor
- Smoke Pens
- Ferret Camera
- Spirit Level
- Class 1 Tape Measure
- CO2 Detector
- Meter Box Keys
- Angle Meter
- Inspection Chamber Keys
- Torch
- Compass

Other Equipment Used as required

- Metal Detector
- Ultrasonic Tester
- Hand Tools
- Fireman's Keys
- Tolerance Gauges
- Plumb Bob
- Binoculars
- Magnets
- Borescope
- Structural Tell-Tales

Additionally, please refer to Section L of this report

B Overall Opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

#### Important note

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

### Overall opinion of the property

Most clients find it useful to read the Surveyor's Overall Opinion section at the beginning of the report first, to gain a general overview of those matters which are considered to be significant or urgent.

It is, however, essential that the whole report is read and considered in detail. Prior to entering into a legal commitment to purchase the property, you should arrange and complete all further investigations and obtain cost estimates so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

Besides the issue of the purchase price you may also incur additional costs of Stamp Duty Land Tax, HM Land Registry charges, VAT on repairs and professional fees, legal and surveying costs, together with any charges for mortgage application fees together with the cost of removal, new carpets, decorating and general household improvements.

The Climate Change Act 2008 commits the UK to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. With increased legislation and regulation to support this target, it is advisable to keep up-to-date on changes that may impact you and your property; for example, including but not limited to, Minimum Energy Efficiency Standards and Building Regulations.

It is very important that you read this report as a whole. In the main body of the report, I have given elements a Condition Rating of 2 or 3. I particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs required investigated by reputable contractors so that you are fully aware of their scope and financial implications prior to purchase.;

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

The property was found to be in a very good condition for its' type and age, with no significant structural defects apparent.

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



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

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

Element No.	Document name	Received
Request from Solicitor (Not provided at time of survey)	Legal Documentation: Copies of any relevant legal documents such as title deeds, planning permissions, building regulation consents, warranties, and guarantees.	
	Utilities: Details regarding the utilities of the property, including the type of heating, electrical, gas, and drainage systems, and any recent inspections or service records.	
	Environmental Information: Any available information on flood risk, radon gas levels, or any other environmental assessments that have been carried out.	
	Local Area Information: Insights into the local area, planning proposals nearby, or any known issues with the land or surrounding properties that might affect the property's value or usability.	
	Property Alterations: Details of any alterations, extensions, or conversions carried out on the property, along with the relevant planning permissions and building control certificates.	
	Previous Surveys or Valuations: If available, copies of previous surveys, valuations, or structural assessments can provide useful background information.	
	EPC (Energy Performance Certificate)	
	Disclosure of Material Facts: Any known material facts that could significantly affect the property's value or make it unsuitable for its intended use, like disputes with neighbours, rights of way, or history of subsidence.	

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
D5	D5 Windows
E7	E7 Woodwork (for example staircase joinery)
F1	F1 Electricity
F2	F2 Gas/Oil
F4	F4 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
E8	E8 Bathroom Fittings



## Elements with no current issues

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

Element no.	Element name
D1	D1 Chimney Stacks
D2	D2 Roof Coverings
D4	D4 Main Walls
D6	D6 Outside Doors (including patio doors)
E2	E2 Ceilings
E3	E3 Walls and Partitions
E4	E4 Floors
E5	E5 Fireplaces, Chimney Breast and Flues
E6	E6 Built-In Fittings (built-in kitchen and other fittings, not including appliances)
E9	E9 Other
F3	F3 Water
G2	G2 Permanent Outbuildings and Other Structures
G3	G3 Other



## Elements not inspected

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

Element no.	Element name
D3	D3 Rainwater Pipes and Gutters
E1	E1 Roof Structure

## C About the Property

This section includes:

- About the property



- Energy efficiency
- Location and facilities

Type of property

The property is a terraced residence arranged over four floors. ;

The main walls are of brick-faced cavity construction.;

The roof is pitched and covered with plain slate.;

The windows have uPVC frames with double glazing.;

The are of suspended timber construction.;

Room descriptions and directions used in this report are based on those given on the plan included.  
Orientation (left-right, back-front) used in this report is based on the viewer standing at the road-side of the property with their back to the road and facing the property.

It should be noted that in any property of this age there will be general unevenness of the surfaces and structures of walls, floors, ceilings, doors, windows and other elements. These have occurred due to settlement of the structure and general usage over an extended period. It is not possible to highlight each individual example of such distortions and only those felt to be of an unusual nature have been highlighted.

Approximate year the property was built

1900-1929

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

Cavity Wall

Means of escape

Upon inspection, it has been determined that there are no dedicated means of escape specifically designed for emergency egress from the upper levels of the property. All bedrooms and other rooms located on these floors rely on the primary stairway for exit during an emergency, which may not be adequate in case of obstructions or hazards blocking this main route. It is recommended to consider the installation of secondary escape routes, such as escape ladders or egress windows, to improve safety and compliance with fire safety regulations. A professional assessment by a fire safety expert could provide specific recommendations tailored to this property's layout and design.

	Living Rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other
Lower Ground								1
Ground	1	0	0		1			
First		2	1					
Second		1						
Third								
Other								
Roof Spaces								

C Energy efficiency

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

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

Energy efficiency rating

The property currently has a 'C69' energy efficiency rating and is above the average energy score of '60'. The current environmental impact rating for the property is 'D'.

Issues relating to the energy efficiency rating

Your current energy efficiency rating is 'C' and this means the property currently complies with Minimum Energy Efficiency Standards which require 'E' or above. There have been proposals for regulation to reflect higher energy ratings needed, previously of 'C' or above from 2025, although these have been scrapped. You need to keep up-to-date with requirements as should the property not undergo any energy efficiency changes/adaptations, the property may not comply with regulation for letting in the near future. You should particularly consider this if you plan to rent this property out long-term. I also refer you to your legal adviser.

Mains services

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

☒

Gas

☒

Electric

☒

Water

☒

Drainage

Central Heating

☒

Gas

☐

Electric

☐

Solid Fuel

☐

Oil

Other (including feed-in tariffs)

Nothing to note

Other energy matters

As climate change legislation and policies adapt to support the UK government net zero agenda, so too are mortgage opportunities. There are growing numbers of lending products which may support discounted rates for properties with higher energy efficiency ratings, or offer potential discounts for those looking to upgrade their properties. If this is important to you, you should speak to your financial adviser(s) about your potential options.

## C Location and Facilities

Grounds

Please refer to appendix A

Location

Please refer to appendix A

Facilities

This property has no mobility friendly aspects.

If you have temporary/permanent limited mobility or poor sight, you may want to consider aspects such as; stepped access, multiple floor levels, doorframe widths (particularly if you are a wheelchair user) and electrical socket heights.

You are advised to confirm that the accessibility of this property meets your needs.

Additional information can be found in appendix A

Local environment

Please refer to appendix A

Other local factors

Please refer to appendix A

# D Outside the property

## Limitations on the inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

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.

Services and specialist installations have been visually inspected only. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied as these can only be undertaken by suitably qualified engineers. It is strongly recommended that you commission your own specialist testing of all services prior to purchase commitment.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of tests.



Owing to geographical restrictions, the survey of the chimney stack via Drone was not possible. Observations in this category are therefore limited to a visual inspection from ground level.

There is one chimney stack associated with the property.

**Condition Rating - 1**

**What was found & where it was found;**

No significant defects were noted and the chimney stack was found to be structurally stable.

**What to do, who should do it and when & why should it be done**

Nothing to note

**In the future;**

The chimney stack should be regularly monitored for any indications of damage, instability or other defects. You should carry out a thorough visual inspection at least once a year, ideally in the Spring, and ideally at roof level, to identify and repair any damage that could have been caused by winter weather.



Owing to geographical restrictions, the survey of the roof covering via Drone was not possible. Observations in this category are therefore limited to a visual inspection from ground level.

The roof is formed from a single ridge running across the width of the property, with pitches to the front and rear.

**Condition Rating - 1**

**What was found & where it was found;**

No evidence was seen of unusual sagging or other movement which might indicate that the structure is failing.

No significant numbers of slipped, chipped, broken or missing tiles/slates were noted on any of the roof pitches.;

**What to do, who should do it and when & why should it be done;**

Nothing to note

**In the future;**

Pitched Sections: Carry out normal maintenance including removal of moss build-up. Any slipped, missing or broken tiles on the roof pitches should be repaired and replaced. You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather. Any missing mortar at the verges and beneath any hip or ridge tiles should be replaced. Any moss or other accumulated plant matter should be cleared



\*The rainwater downpipes are uPVC throughout. ;

It was not possible to inspect the gutters

#### Condition Rating - NI

#### What was found & where it was found;

No evidence was seen of excessive staining of the walls or adjacent areas, which might indicate that significant leaks have been occurring.

#### What to do, who should do it and when & why should it be done;

Nothing to note

#### In the future;

Gutters and downpipes should be cleaned and inspected regularly to ensure that they are free from blockages and leaks. If it is noted during any heavy rain, that gutters or downpipe joints are leaking, then these must be fixed as soon as possible to prevent water penetration to the property and damage to the foundations.









The outside walls are brick-faced and of cavity construction.;

The external leaf of brickwork is laid in a stretcher bond style consistent with this type of construction.

### Condition Rating - 1

#### What was found & where it was found;

#### Movement

No evidence was seen of any cracking which might indicate that the property is subject to subsidence, unusual settlement, or other exceptional movement of the ground.

No evidence was seen of any unusual wear of the brick work or mortar pointing between the bricks.;

Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

#### Other Aspects

Wall ties are metal linking plates built into the wall at intervals to hold the inner and outer leaves of the cavity wall together. In older properties these may have been of wrought iron that has since corroded and failed. In later properties they may be of galvanised steel, stainless steel or plastic. In the worst case their failure can allow the outer leaf to fall away from the inner leaf of brickwork. No evidence was seen to indicate any failure of the wall ties and it is therefore assumed that they are in a stable condition.

There is evidence that the wall cavities have been filled with insulation (cavity wall insulation), though the exact nature, quality, and quantity of insulation inserted can only be determined by an invasive examination with the use of cameras. No issues are noted or suspected at this time.

#### What to do, who should do it and when & why should it be done;

Nothing to note.

#### In the future;

Ensure that the air bricks, visible at the base of the external walls, are kept clear to maintain adequate ventilation in the underfloor void. External paving and soil levels should not be allowed to rise above the level of the air bricks.;

A lack of ventilation can allow moisture levels beneath the floor to become elevated, increasing the risk of the development of moisture related defects such as rot and infestations by wood boring insects (commonly known as woodworm).;

You should carry out a thorough visual inspection at least once a year, ideally in the Spring to identify and repair any damage that could have been caused by winter weather.;; You should ask your legal adviser to check whether there has been a dampness problem before and if a valid guarantee or warranty covers this work (see section I2).







23 Aug 2024 10:01



23 Aug 2024 10:01



23 Aug 2024 10:01



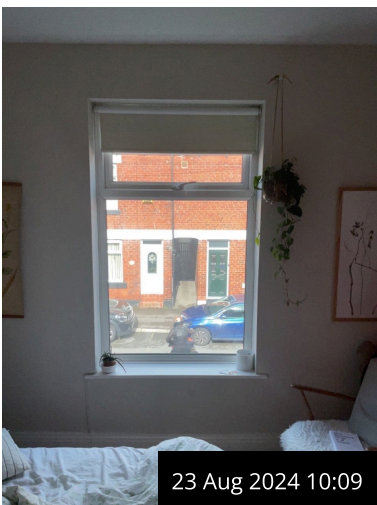
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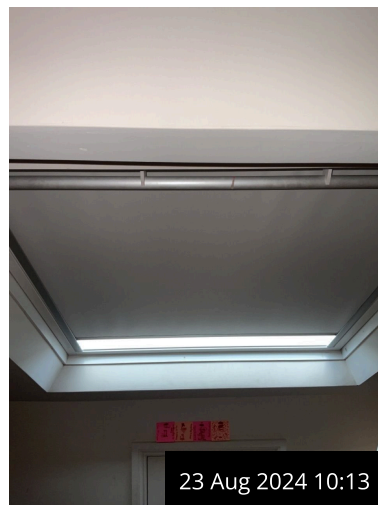
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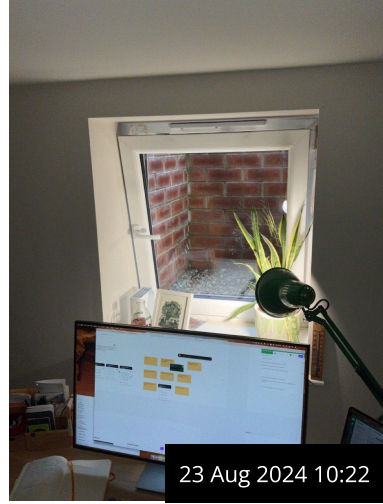
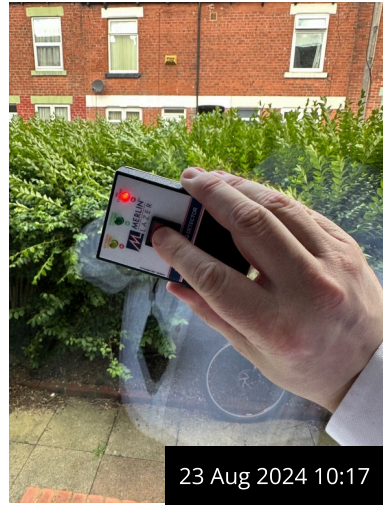


23 Aug 2024 10:09



23 Aug 2024 10:13





All of the windows are double glazed with uPVC frames and are of a top or side hung casement type.

The front and back doors are uPVC / Composite.

See note in section I in regard to low window cills - This is the reason for the CR3 Red Rating.

### Condition Rating - 3

#### What was found & where it was found;

##### Doors

No significant defects were noted, all doors operated effectively on opening and closure. All locks functioned correctly.

##### Windows

No defects noted.

#### What to do, who should do it and when & why should it be done;

Refer to section I regarding window cills

#### In the future

Normal maintenance of frames, hinges and locks is required.

Be aware that previous owners may have distributed multiple sets of keys for the windows and doors to individuals not known to you. When purchasing a property, you should consider the cost of replacing all of the door and window locks as soon as possible after you take up occupation. When doing this you should consult your insurers to ensure that you meet their requirements for security, and obtain any discounts that may be available by improving the security of the property.

## D6 Outside Doors (including patio doors)

1

Refer to section D5

### Condition Rating - 1

SAMPLE

Condition Rating - N/A

D8 Other Joinery and Finishes

N/A

Condition Rating - N/A

D9 Other

N/A

Condition Rating - N/A

## E Inside the property

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## Limitations on the inspection

We have not inspected parts of the property which were covered, unexposed or inaccessible, or not possible to inspect without removing carpets or fittings.;

Comment cannot be made on areas that are covered and concealed or not otherwise readily available. There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a later date.

Access to certain areas of the property, particularly the roof space and cellar, may not be possible due to safety concerns. The following outlines the specific reasons why access may not be attempted:

**Roof Space Access:** Access to the roof space will not be attempted if the hatch is too small, narrow, or otherwise unsuitable for safe entry or exit. If the required ladder angle or height cannot be safely achieved, particularly if the ladder cannot be properly stabilised or if the surface is uneven, access to the roof space will be deemed unsafe and therefore not attempted. Additionally, concerns about the stability of the structure both above and below the access point—such as weak joists, deteriorating beams, or other structural deficiencies—will result in a decision not to enter the roof space.

**Cellar Access:** Access to the cellar will not be attempted if the entryway is too confined, if the steps or ladder leading down are unstable, or if there are significant concerns about the structural integrity of the cellar itself. Issues such as dampness, poor ventilation, or signs of structural movement may also result in the cellar being deemed unsafe to enter.

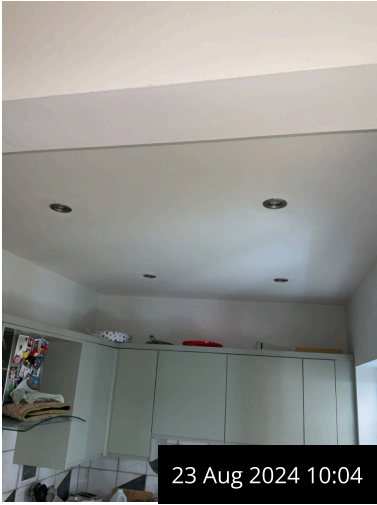
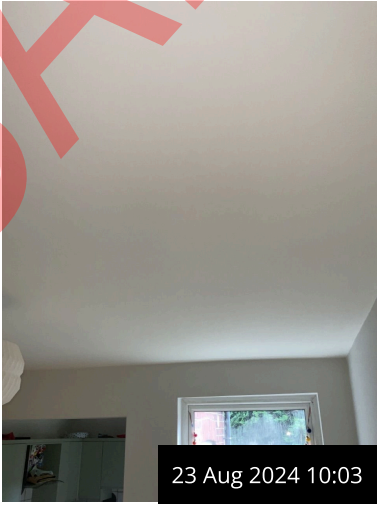
**Adverse Conditions:** In any situation where weather or environmental conditions—such as rain, wind, ice, or poor lighting—pose a risk to safe access, the surveyor will not attempt to access these areas.

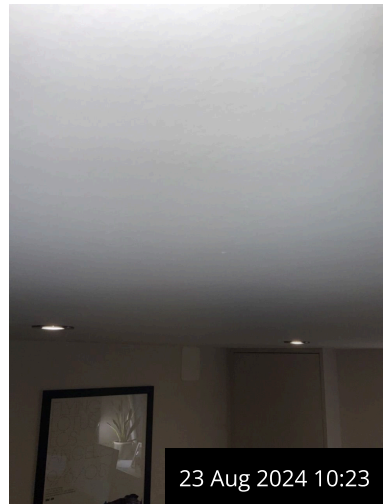
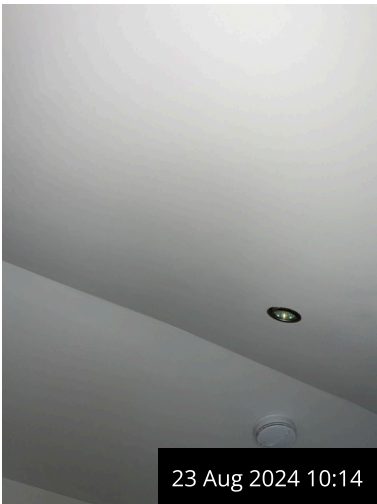
The judgement of the surveyor regarding the safety and feasibility of accessing these areas is final. By accepting this report, you acknowledge and accept the surveyor's professional judgement and the limitations imposed by these safety concerns. Any areas where access is not attempted for these reasons will be clearly noted in sections E1 and E9 of the survey report.



The loft space is converted to a liveable space, the roof structure cannot be seen and therefore cannot be inspected

Condition Rating - NI





The ceilings are constructed from plasterboard.

#### Condition Rating - 1

No significant defects were noted.

No evidence was seen of any unusual unevenness, cracking, bowing or other failure.

Normal future maintenance is required, including filling and redecorating any cracks as necessary.



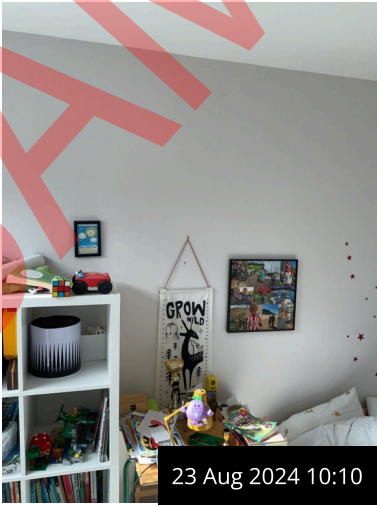




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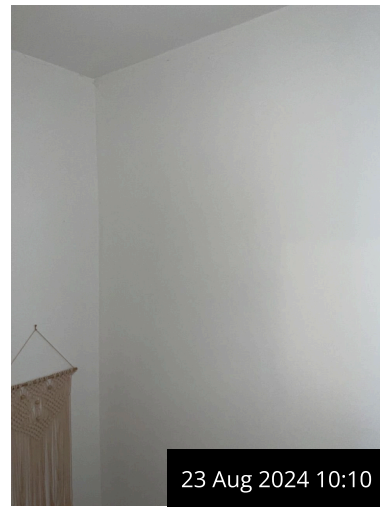
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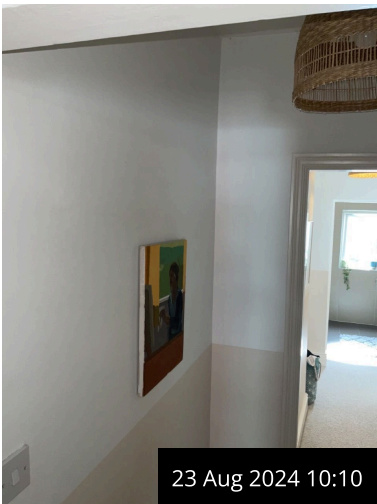
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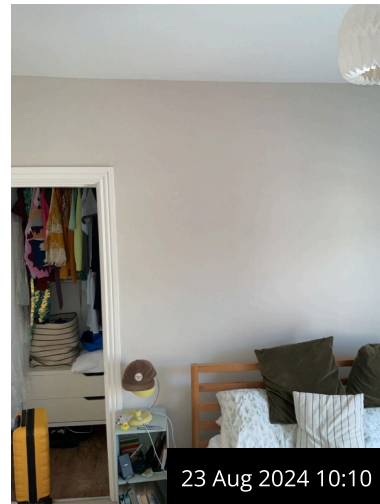
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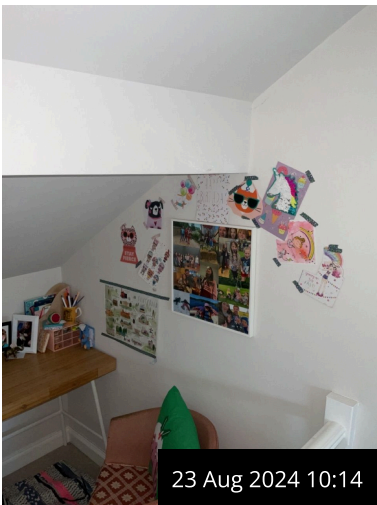
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Internal walls are of both solid and timber stud constructions.

### Condition Rating - 1

No significant defects were noted during my inspection and the internal walls were found to be structurally sound.

Tests were conducted with an electronic moisture meter to the inner faces of the external walls (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings). At the time of inspection there was no evidence of damp related damage to decorations or skirtings on the inner face of the external walls. We cannot state categorically that no defects exist in hidden parts of the structure and you must accept the risk that such defects may exist.

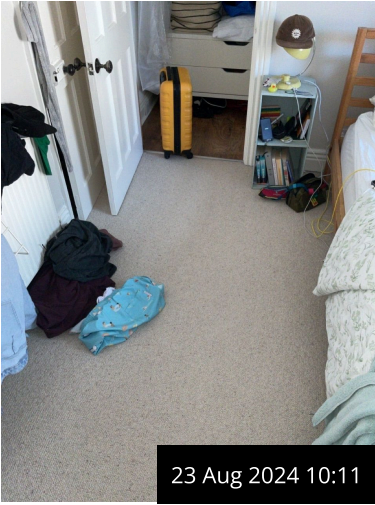
Readings of between 142 and 174 were obtained.

A wall is not considered to be damp until the readings exceed 22% H<sub>2</sub>O WME and 210 for Relative Moisture readings.

Internal walls are well maintained and surface finishes are in a serviceable condition.

Some general unevenness was noted. This is due to normal disturbance of the surface by decorations, minor repairs and fittings having been attached in the past.





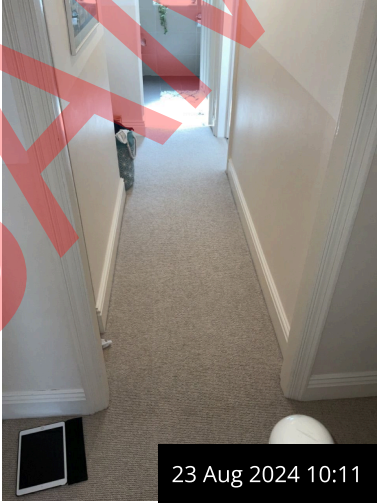




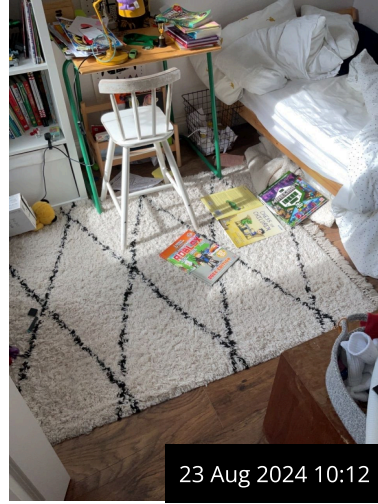
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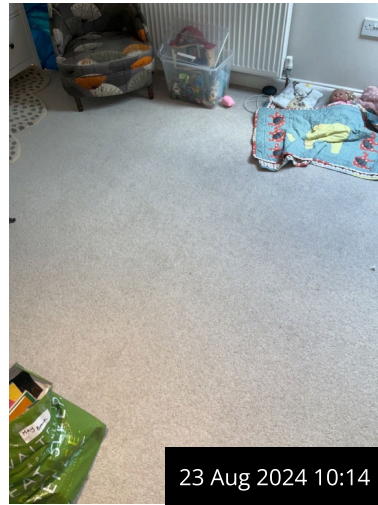
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The floors on both ground and upper floors are of suspended timber construction,

#### Condition Rating - 1

No significant defects were noted.

None of the floors were found to be unusually noisy or springy when walked upon, suggesting that the underlying structures are not affected by significant timber defects

Floors in properties of this age can be uneven and out of level. This type of unevenness is commonly found in properties of this age and type and usually reflects settlement of the structure that has occurred over a long period of time. Where significant movement of the floor structures has occurred recently, it is most commonly identified by separation of the joints of the skirting's, door frames and other associated finishes, exposure of undecorated areas where one surface has moved away from another, and unusual amounts of spring in the floor surfaces. No undue levels of movement were noted at the time of the survey.

Isolated boards are slightly squeaky. Timber floor construction is prone to misalignment or slight deflection over time, and this is not usually of significance.

Floors should be monitored for any changes that occur in their level or springiness or noise, and further investigations carried out should any such changes become apparent.



The chimney breast is of masonry construction.

None of the chimney breasts are in use and are for cosmetic purposes only.

#### Condition Rating - 1

No significant defects were noted during my inspection and the chimney breasts were found to be structurally sound.

It is important to maintain an adequate airflow, by means of ventilation, through unused chimney flues to prevent the build-up of condensation within the chimney.





The kitchen fittings include wall and base units, drawers, sink and worktops.

**Condition Rating - 1**

The fittings are of a modern style and in a serviceable condition.

The flow of water at the kitchen sink was found to be within a normal range and considered to be suitable for the intended use.

Hot water was obtained from the hot tap.

Maintain, repair or replace units as necessary.



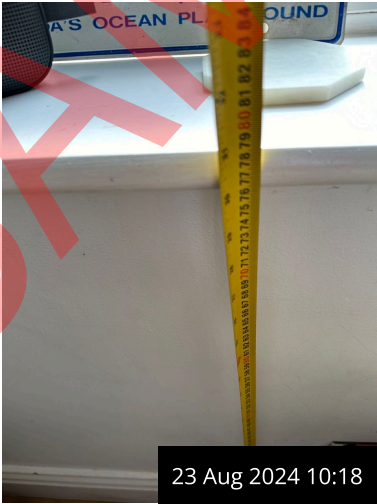




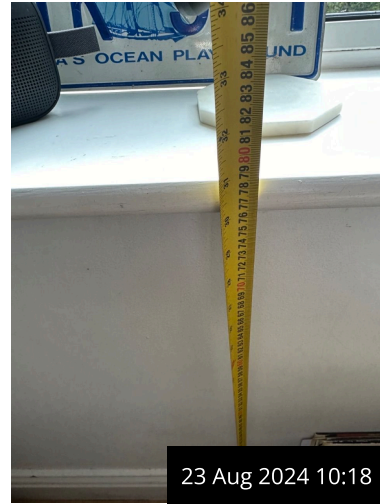
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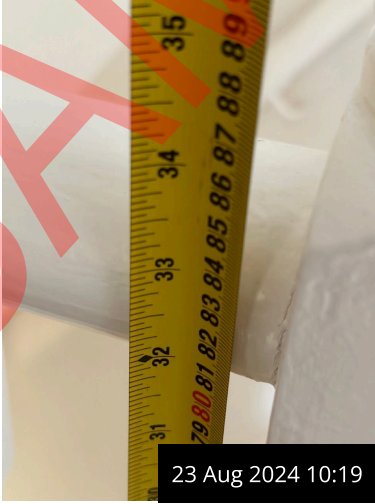


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The internal woodwork includes such items as doors, frames, skirting, banisters and staircases.

Condition Rating - 3

The fittings were found to be in a serviceable condition and with no significant defects.

Slight misalignment was noted to some of the door frames. Most properties are subject to slight settling down over the years as sub-soil consolidates and adjusts to changes in ground condition. This will frequently result in limited differential movement, which is often expressed as minor cracking or distortion of window and door openings and is rarely of structural significance.

The stair treads, risers, balustrades, and handrails do not comply with current building regulations, which may affect safety and accessibility. It is recommended to upgrade these elements to meet current standards, ensuring they are safe and secure for use, especially for households with children or elderly individuals.

Stair treads, risers, balustrades, and handrails that do not comply with current building regulations may present safety risks. Modern regulations are designed to ensure stairs are safe and easy to use, with specific requirements for the height, depth, and spacing of treads and risers, as well as the strength and height of balustrades and handrails. Non-compliant stairs may lead to accidents, such as slips, trips, or falls, and could pose particular risks to vulnerable individuals like children or the elderly. Upgrading these elements ensures that the stairs are safe, accessible, and durable, reducing the risk of injury and bringing the property in line with safety standards.

Door hinges and locks should be regularly lubricated. Internal timbers should be inspected regularly for evidence of bowing or distortion, woodworm and other defects.



The main bathroom is to the first floor and comprises a bath, WC and basin.

#### Condition Rating - 2

The fittings are of a modern style and in a serviceable condition.

Poor mechanical ventilation in the bathroom. This increases the levels of moisture within the room and hence the risk of condensation damage to the walls and ceiling. It is strongly advisable to install an extraction fan to improve ventilation.

Maintain, repair or replace units as necessary.

Regular maintenance of all seals to the bath and shower to prevent water displacement.

Converted Office Space (Cellar)



## Condition Rating - 1

This area has been fully damp proofed and has a sump pump installed to remove excess water. Ensure all certificates are received from your legal advisor in regard to this work

# F Services

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

## Limitations on the inspection

We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level, which is condition rating 3.;

The Surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards.;

You are, therefore, advised to not only confirm service history records, confirming the date the installations were last serviced, but you should also deem it prudent to have the installations fully checked and tested prior to purchase so, as to, ensure they are in a fully serviceable and safe working order.;

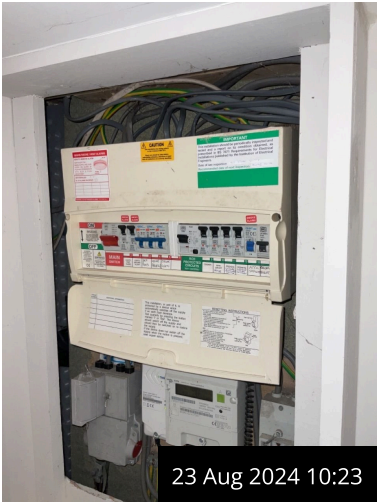
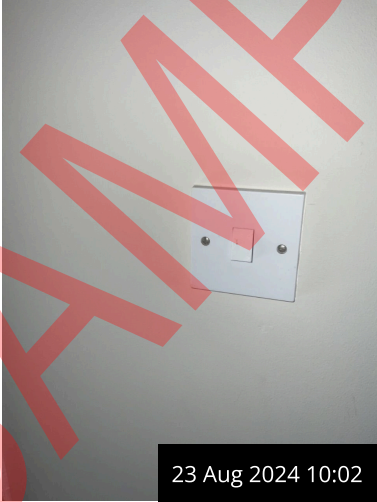
Your legal adviser should take up enquiries on your behalf to confirm when the installations were last reviewed.;

The main service installations within this property have been the subject of a purely visual inspection where access was possible.;

Services are generally hidden within the construction of the property and, as a result, only the visible parts of the available services can be inspected. A RICS Home Buyers Survey does not delve into specific technical details such as calculating or commenting on the BTU (British Thermal Unit) output of the heating system. As aforementioned for a more detailed assessment of the heating system, including the BTU output and its adequacy for the property, you would need to engage a specialist heating engineer or have a separate, more detailed inspection focusing specifically on the heating system.

In light of increasing energy costs, should you wish to be more informed about outgoing costs, you should request sight of recent electricity and heating bills. However, please be mindful that bills are only indicative of possible costs as they do not relate to your own usage. Additionally, tariffs and prices change, and discounts may also be applied.

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



There is an underground mains electrical supply and the meter and consumer unit [fuse box] are located in the office space.

The consumer unit is of a more modern style which includes micro circuit breakers and residual current device trip switches.

### Condition Rating - 3

No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view.

As far as could be seen the visible wiring is of a modern PVC type, and the nature of the consumer unit suggests that the installation has been upgraded to some extent in recent years, though it cannot be known if this included replacement of the wiring within the walls, floors, ceilings etc.

The number of socket outlets in each room was not visible, but extension leads visible suggests that, as would have been the case at the time of construction, only one or two outlets would have been provided in each room. This is less than is generally required for current lifestyles and it is likely that you will wish to have further sockets added. This work should be carried out only by a qualified electrician.

There is no EV charging point at the property. There is no private off-street parking and installing one may not be possible. The UK government aims to phase out the sale of new petrol and diesel cars by 2030 as part of improving air quality in towns and cities and as part of the net zero 2050 strategy.

#### Observed Issues

- The recessed lights are not equipped with fire hoods, which are essential for maintaining the fire resistance of the ceiling. Without fire hoods, in the event of a fire, the recessed lights could allow flames and smoke to spread more quickly through the ceiling, compromising the building's fire safety. It is recommended to install fire hoods to comply with fire safety regulations and enhance the overall safety of the property.

NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.

You can get further information from the Electricity Safety First at <https://www.electricalsafetyfirst.org.uk/guidance/safety-around-the-home/>

Any electrical works carried out should have been completed by a Registered Competent Person (Electrical) and, as such, would have provided a Minor Electrical Installation Works Certificate, or an Electrical Installation Certificate, and in addition a Building Regulation Compliance Certificate where required.

At the time of the survey no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially dangerous and unsatisfactory condition.

This is the reason for the CR3 rating in this section.

An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the

electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person (electrical.)##

There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.

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



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There is a mains gas supply and the meter and valve are located in an external cabinet to the front of the office space

### Condition Rating - 3

The valve shows sign of corrosion and should be replaced immediately. This work is carried out by the DNO (Usually National Grid) on a free of charge basis.

The Gas Safe website called 'Buying a new home', it states:

'Homebuyers cannot always be sure when the gas appliances in their new home were last safety checked and serviced. Ask your vendor for an annual gas safety record which shows that a Gas Safe registered engineer has checked the gas appliances. If your vendor cannot supply an up to date annual gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, and hob and gas fire. The registered engineer will give the vendor a gas safety record, which they should handover to you before you move in. Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning.'

'Safety check' - As a minimum, this must check:

- Appliances are positioned in the right place;
- Any flue or chimney serving appliances are safe and installed correctly;
- There is a good supply of combustion air (ventilation) to appliances;
- The appliances are on the right setting and are burning correctly; the appliances are operating correctly and are safe to use.

It is anticipated that UK homes are going to be less reliant on fossil fuels in future. For example, new homes will not be connected to gas boilers from 2025. Homeowners are currently being encouraged to switch to heat pumps or other low-carbon technology when their boilers need replacing. However, these installations are costly and would need to be considered alongside a wider programme of home upgrades to determine the suitability and benefits. You should speak to a retrofit assessor or retrofit coordinator if this is of interest.



There is a mains water supply. The incoming mains pipework is copper and the internal stop valve (stopcock) is in the office.

**Condition Rating - 1**

No significant defects were noted.

The flow of water at all outlets was found to be within a normal range.



A full central heating system is installed with a gas-fired boiler supplying hot water to radiators throughout the property.

At the time of the survey inspection, the boiler was activated only for the delivery of hot water. The radiator circuit was not in operation at the time of the survey.

### Condition Rating - 3

The boiler and radiator system was not in operation during the survey but when hot taps were checked hot water was delivered. No visible repairs were noted but the boiler is due a service. We would recommend seeing the results of the boiler servicing which should include an inspection of the flue, and observing the boiler and radiator system in full operation with radiators becoming warm to the top and bottom.

No evidence was seen to suggest that an inhibitor has been added to the heating system recently to prevent a build-up of sludge in the pipework and radiators, and it is therefore recommended that the system be flushed through and an inhibitor added.

Gas Safe recommends that all gas appliances and boilers are inspected and serviced according to manufacturer's guidance, but at least once a year. A gas installation can look to be in a safe condition, but serious defects may be hidden, some of which can kill. It is therefore considered to be essential that you commission an inspection of the gas/heating installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a competent person.

You can get more information, or find a Gas Safe registered engineer <https://www.gassaferegister.co.uk/find-an-engineer/>

No evidence could be provided to show that the appliances had been certified. You should engage a professional to test and check all gas appliances.

### F5 Water Heating

N/A

Condition Rating - N/A





Please see comment on section E9 regarding damp proofing sump pump.  
No inspection chambers were found inside the property boundary.

Condition Rating - N/A

Air Quality was 'Good'

Condition Rating - N/A

## G Grounds (including shared areas for flats)

### Limitations on the inspection

The grounds could only be viewed from accessible areas within the property boundary

Condition Rating - N/A



Lean-to main building housing boiler.

Condition Rating - 1

In serviceable condition, no leaks present to roof





Small yard to front and rear.

The local authority operates a waste recycling scheme for glass, cans and paper

**Condition Rating - 1**

Boundaries in serviceable condition. no areas of concern to note.

## H Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



## H1 - Regulation

Rights of Way, Easements, Shared Services, etc.;

Your legal adviser should check:

- boundary positions and the responsibilities
- responsibility and access rights for the unadopted road.;

If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.;

In simple, but non-legal terms, an easement is the right of one landowner to make use of another nearby piece of land for the benefit of his own land.

An example may be that of a right of way across land belonging to someone else to gain access to a garage or gate.

A wayleave is a right for someone (usually a utility company) to take pipes, wires or cables across another's land.

There is a possible easement / wayleave to provide access to the neighbours. You should consult your legal advisor about any rights or responsibilities associated with this.

If you intend on letting the property, your legal advisor should confirm the property complies with Minimum Energy Efficiency Standards or where applicable determine any exemptions.

If you intend on letting the property as a House of Multiple Occupation, your legal advisor should confirm the property complies with the relevant regulations or where applicable determine any exemptions.

## H2 Guarantees

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.



### H3 Other Matters

#### Building Regulations

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

Heat loss from buildings is becoming increasingly important against the backdrop of reducing property emissions so that climate change targets are met. Should you look to renovate your home or introduce new materials into your home, you will need to comply with these.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

#### Planning permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

#### Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

#### Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

## Risks

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This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.

## 11 Risks to the Building

We noted no evidence of any significant recent or progressive structural movement within the property. Long term monitoring would of course, be necessary to be categoric regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

Testing internally with the aid of a conductance type moisture meter indicated no evidence of any significant dampness within the property. Seasonal conditions may affect the degree of penetration.

No apparent evidence of any severe or active beetle infestation or related wood boring insects was observed. We observed no examples of dry rot, nor did we observe situations where the propagation of the dry rot fungus would be substantially favoured. Further exposure and investigation would be necessary and is recommended prior to purchase commitment to be categoric.; ;

The design of the windows on the first/second floor prevents easy exit in the event of fire. You are advised to ensure that adequate smoke alarms are fitted, and that they are in good working order.

Although smoke alarms are fitted at the property they have not been tested. You should ensure that there are sufficient devices fitted at the property and that they are all in good working order.

There are no intumescent (fire resistant) hoods over downlights set into the first floor ceiling. When a hole is cut into a ceiling to mount a recessed downlight, a potential fire hazard is created as the hole can allow fire to spread unchallenged. Some downlights are fire rated to protect against the spread of fire in this way, but older types are unlikely to be of this design. In such circumstances a protective cover, known as a fire hood, is installed over the light within the roof space so as to restore the fire-resistant integrity of the ceiling. It is recommended that you install intumescent covers or fire protected lights.

## 12 Risks to the Grounds

The National Radiological Protection Board has carried out investigations and some areas of the country have been identified as representing a particular risk to properties in those areas as they may contain excessive concentrations of radon gas. We recommend your legal adviser undertakes the appropriate enquiries as part of the environmental searches and advise further. Further advice can be obtained from the Health & Protection Agency.

Your legal adviser should make further enquiries and advise you on whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environment Agency.

We cannot fully preclude the risk of the presence of Japanese Knotweed. This is a plant which is difficult and expensive to remove and considered a hazard and a restriction on mortgageability and saleability. The only way to categorically confirm in this regard would be to obtain a specific and detailed analysis by a company specialising in such work which is advised. A complete analysis of all garden plants is not undertaken and we do not warrant nor inspect vegetation to surrounding properties.

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

The property is in an area where coal has been extracted. This can damage the buildings on the surface. A coal mining search is recommended.

13 Risks to People

In properties built pre 2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchase commitment. To prevent problems on resale it is recommended that an asbestos identification survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such a report and that future insurances are not invalidated because no attempt to identify the risk of asbestos has been undertaken.

According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos containing material is disturbed, drilled or damaged. When building work is undertaken in the future, you should therefore be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.

New regulations introduced from the 6th April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements which may well increase the cost of such works. There is a legal requirement to ensure that any works which could impact on areas containing asbestos within residential property undertaken after the 6th April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate enquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forwards following transfer of ownership.;

Safety Glass;

No issues were noted by the Surveyor.

14 Other Risks or Hazards

Window cills on the first floor are low to the floor, increasing the risk of falls, especially for the very young. You should consider fitting window opening restrictors.

The stairs are very steep by design and would not comply with current regulations, as would be expected of a property of this age. Although there is no requirement to retrospectively comply with more recent standards. you should be aware of the risks that may be present.

As regards wants of repair, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advise which we give in this report. ;

Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. Remedial works could be costly and quotations are required to determine this.

We must advise you however that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

Surveyor's declaration



Surveyor's RICS number

[Redacted]

Phone number

[Redacted]

Company

Volarex Commercial Consultants Ltd

Surveyor's address

64 Nile Street, London, N1 7SR

Qualifications

EXPERT DETERMINER C.Build E MCIArb MCInstCES MRPSA CertIOSH PIOR FInstM MCIOB MCABE AMICE FRSA  
AssocRICS ESCM MACostE

Email

Info@volarex.co.uk

Website

www.homesurveys.info / www.volarex.co.uk

[Redacted]

[Redacted]

You can also leave us a review on Trust Pilot (<https://uk.trustpilot.com/review/volarex.co.uk>)

As a small business, we rely heavily on customer reviews and Trustpilot ratings to establish our reputation and build trust with new clients. These reviews are essential for us to stand out in a competitive market, as they showcase our commitment to quality and customer satisfaction. Positive feedback helps us grow, while constructive criticism guides us in refining our offerings to better meet our customers' needs.

Property address

43 Linburn [Redacted]

Clients Name

[Redacted]

Date this report was produced

23th August 2024

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

---

Signature

Sign in Web Browser

---

Print Name

---

Date

## K What to do now

---

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

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

## Who you should use for further investigations

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

# L Description of RICS Home Survey - Level 2 (survey only) service and terms of engagement

---

## The service

The RICS Home Survey – Level 2 service includes:

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

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

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

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

## The inspection

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

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

The surveyor will enter the roof space and visually inspect the roof structure. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

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

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

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

## Services to the property

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

## Outside the property

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

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

## Flats

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

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they should recommend further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is

are an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

## Condition ratings

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

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

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

## Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

## Issues for legal advisors

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

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



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

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

## Risks

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

## Standard terms of engagement

**1 The service** – the surveyor provides the standard RICS Home Survey – Level 2 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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

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

**4 Terms of payment** – You agree to pay our fee and any other charges agreed in writing.

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

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

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

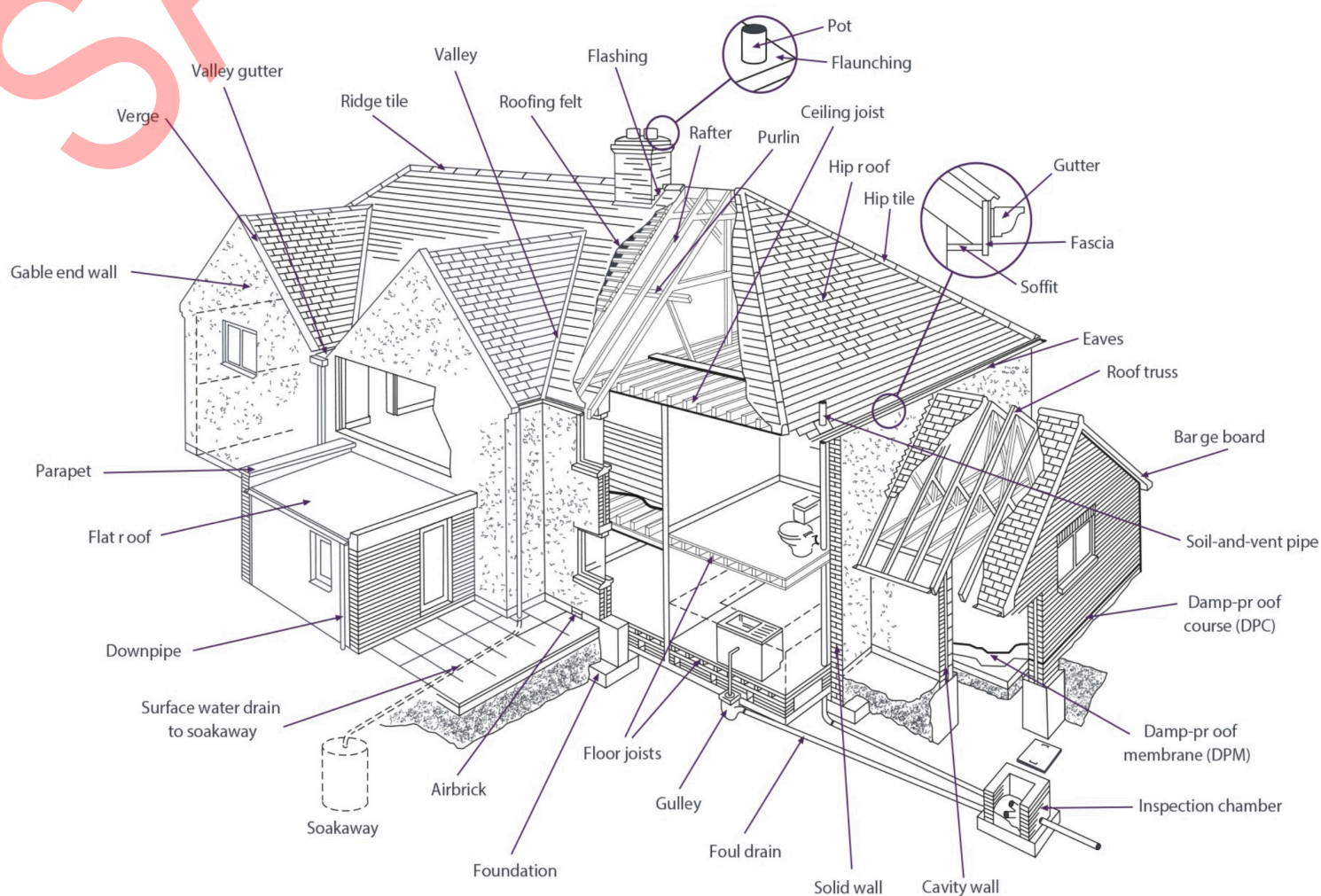
This report is for use in the UK.

# Complaints handling procedure

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

## M Typical house diagram

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



## RICS Disclaimer

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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



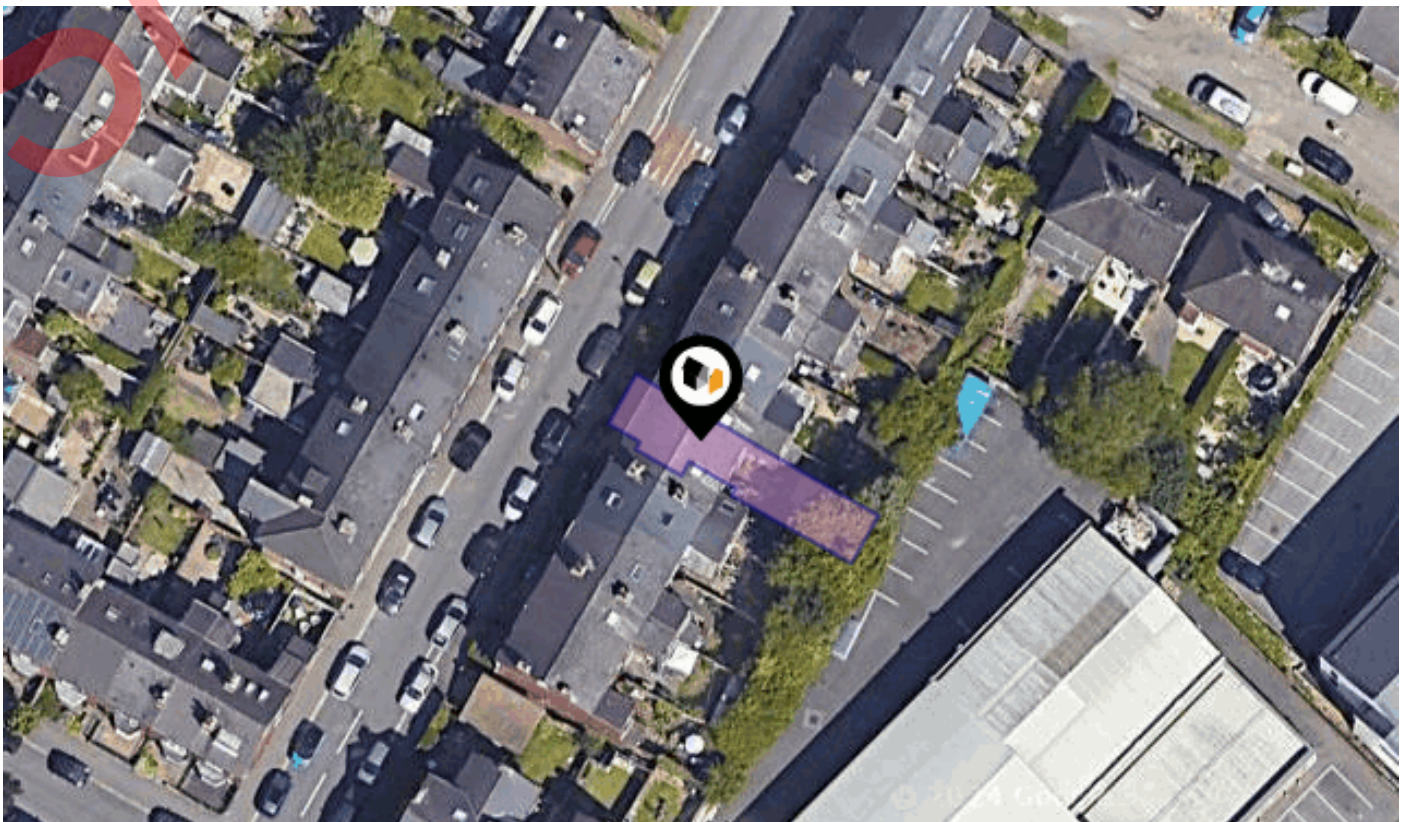


See More Online

# DRR: Desktop Research Report

The key facts about this property & the local market

Friday 23<sup>rd</sup> August 2024



43, LINBURN

**Volarex Commercial Consultants | London**

64 Nile Street, London, N1 7SR

020 8226 5658

Info@volarex.co.uk

www.volarex.co.uk/



# Property Overview



## Property

Type:	Terraced	Last Sold Date:	18/12/2014
Bedrooms:	3	Last Sold Price:	£172,500
TUFA(GIA):	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>	Last Sold £/ft <sup>2</sup> :	£170
Plot Area:	0.03 acres	Tenure:	Leasehold
Year Built :	1900-1929	Start Date:	13/03/1912
Council Tax :	Band A	End Date:	15/11/2711
Annual Estimate:	£1,516	Lease Term:	800 years from 15 November 1911
Title Number:	SYK417566	Term Remaining:	687 years
UPRN:			

## Local Area

Local Authority:	Sheffield	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		20	80	1000
• Rivers & Seas	No Risk	mb/s	mb/s	mb/s
• Surface Water	Very Low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				
O <sub>2</sub>	EE			
3				



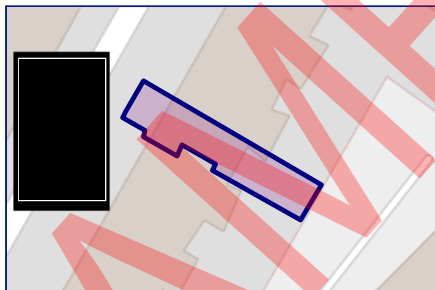
# Property

## Multiple Title Plans

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### Freehold Title Plan

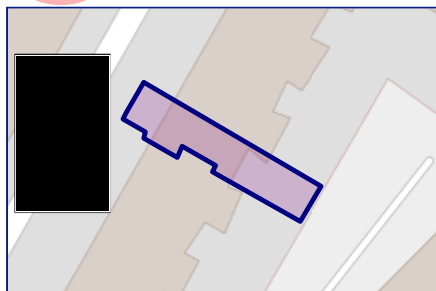
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**SYK460449**

### Leasehold Title Plan

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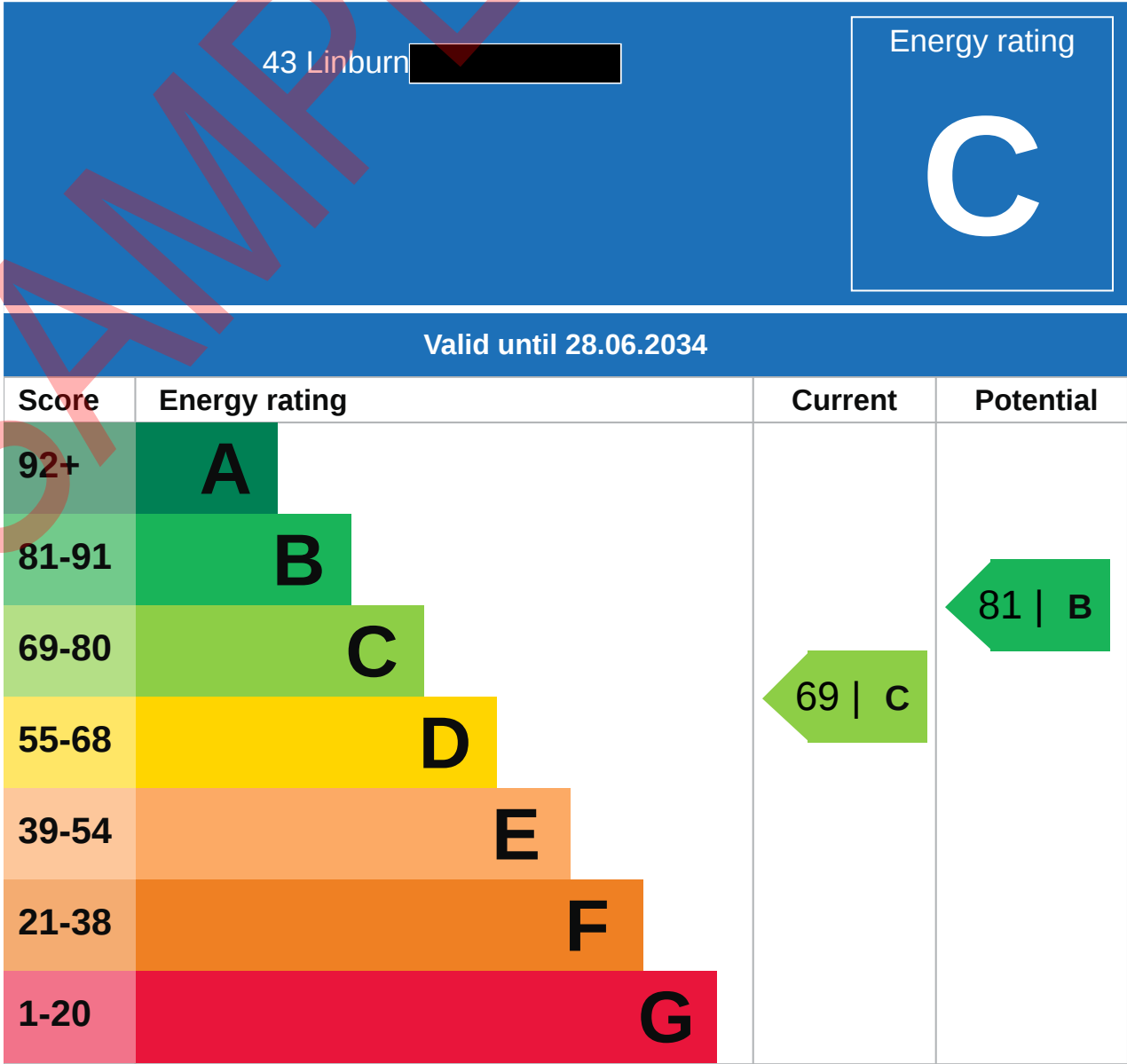


**SYK417566**

Start Date:	13/03/1912
End Date:	15/11/2711
Lease Term:	800 years from 15 November 1911
Term Remaining:	687 years

Property

# EPC - Certificate



# Property

## EPC - Additional Data

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### Additional EPC Data

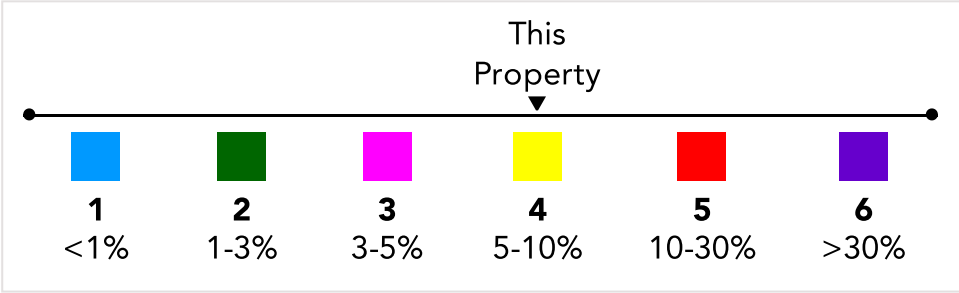
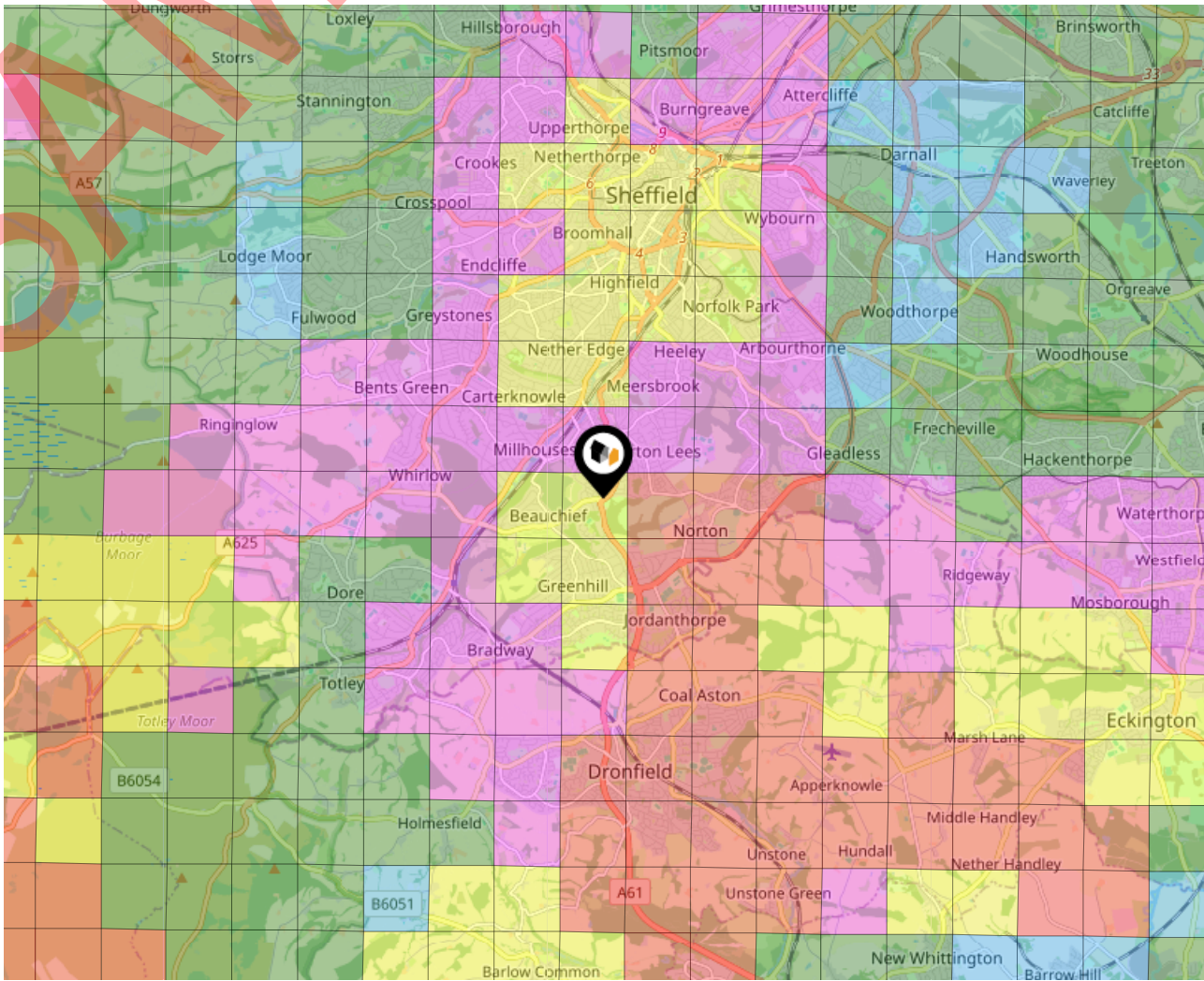
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Non marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	3
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 85% of fixed outlets
Floors:	To external air, no insulation (assumed)
Total Floor Area:	117 m <sup>2</sup>

# Environment

## Radon Gas

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

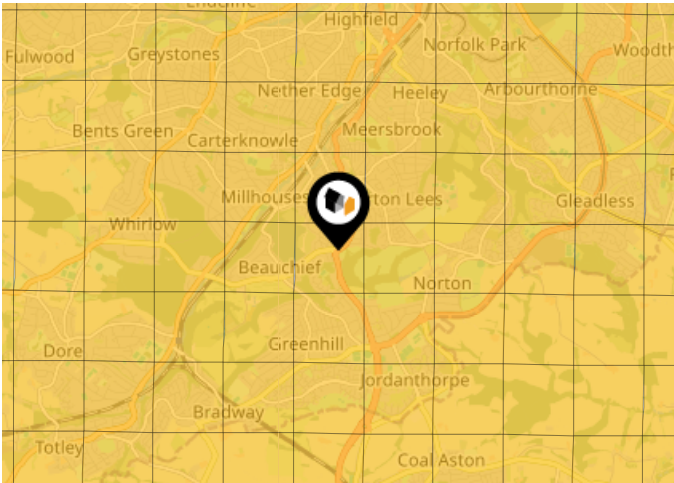


# Environment

## Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	LOAM TO SANDY LOAM
Parent Material Grain:	ARENACEOUS	Soil Depth:	INTERMEDIATE-SHALLOW
Soil Group:	LIGHT(SILTY) TO MEDIUM(SILTY) TO HEAVY		



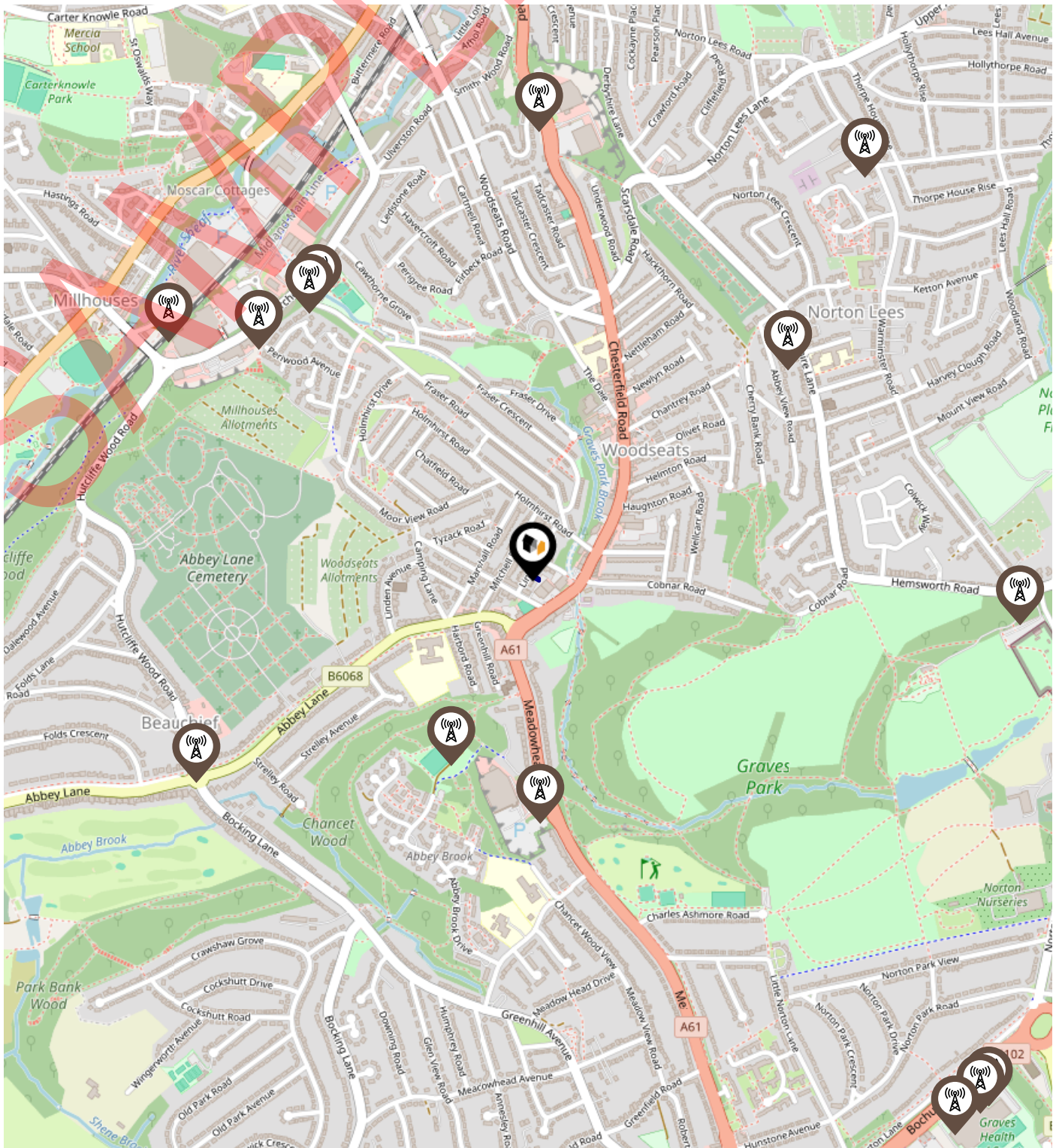
### Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



# Local Area

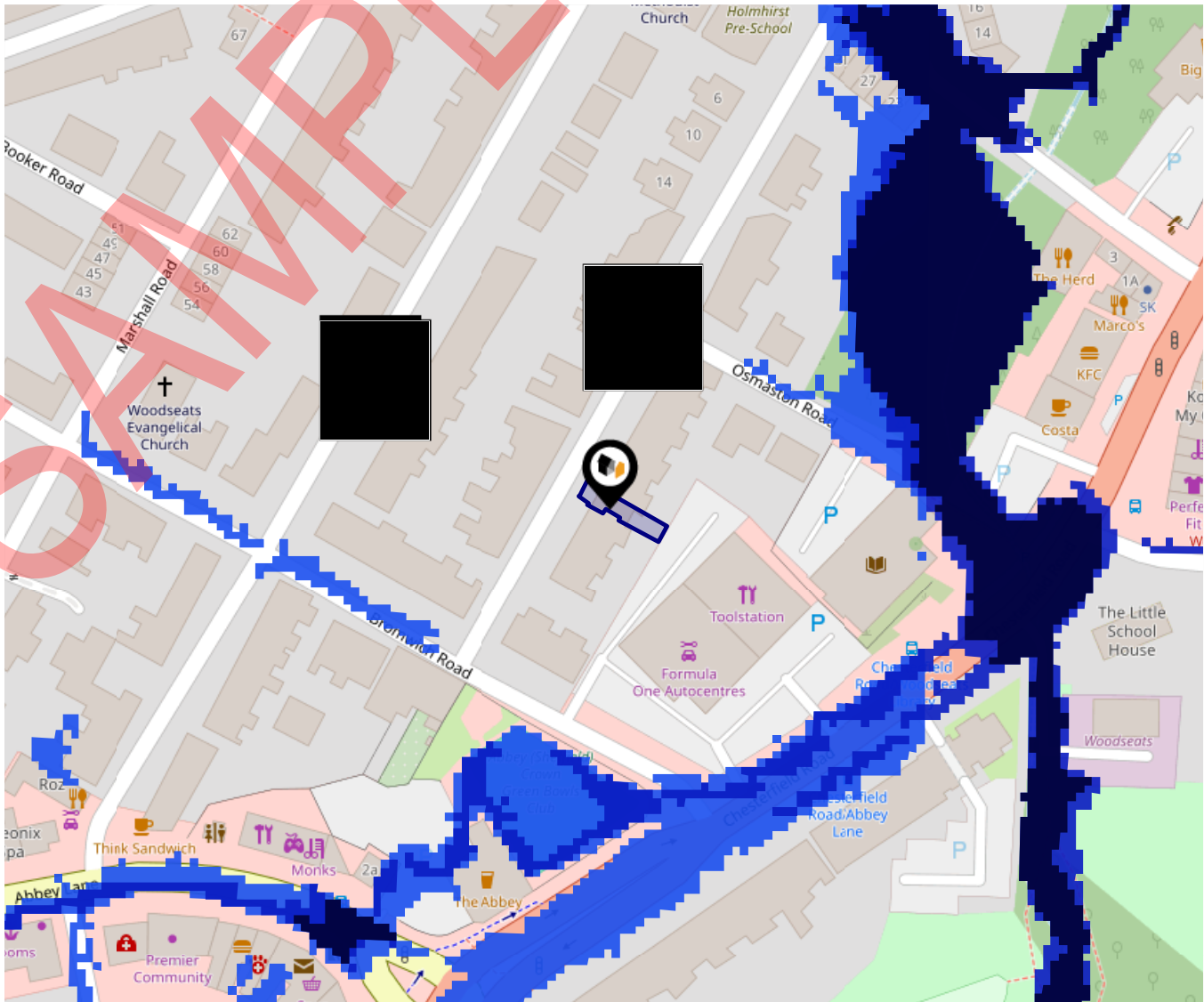
## Masts & Pylons



- Key:**
-  Power Pylons
  -  Communication Masts

# Local Area

## Surface Water Risk



The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

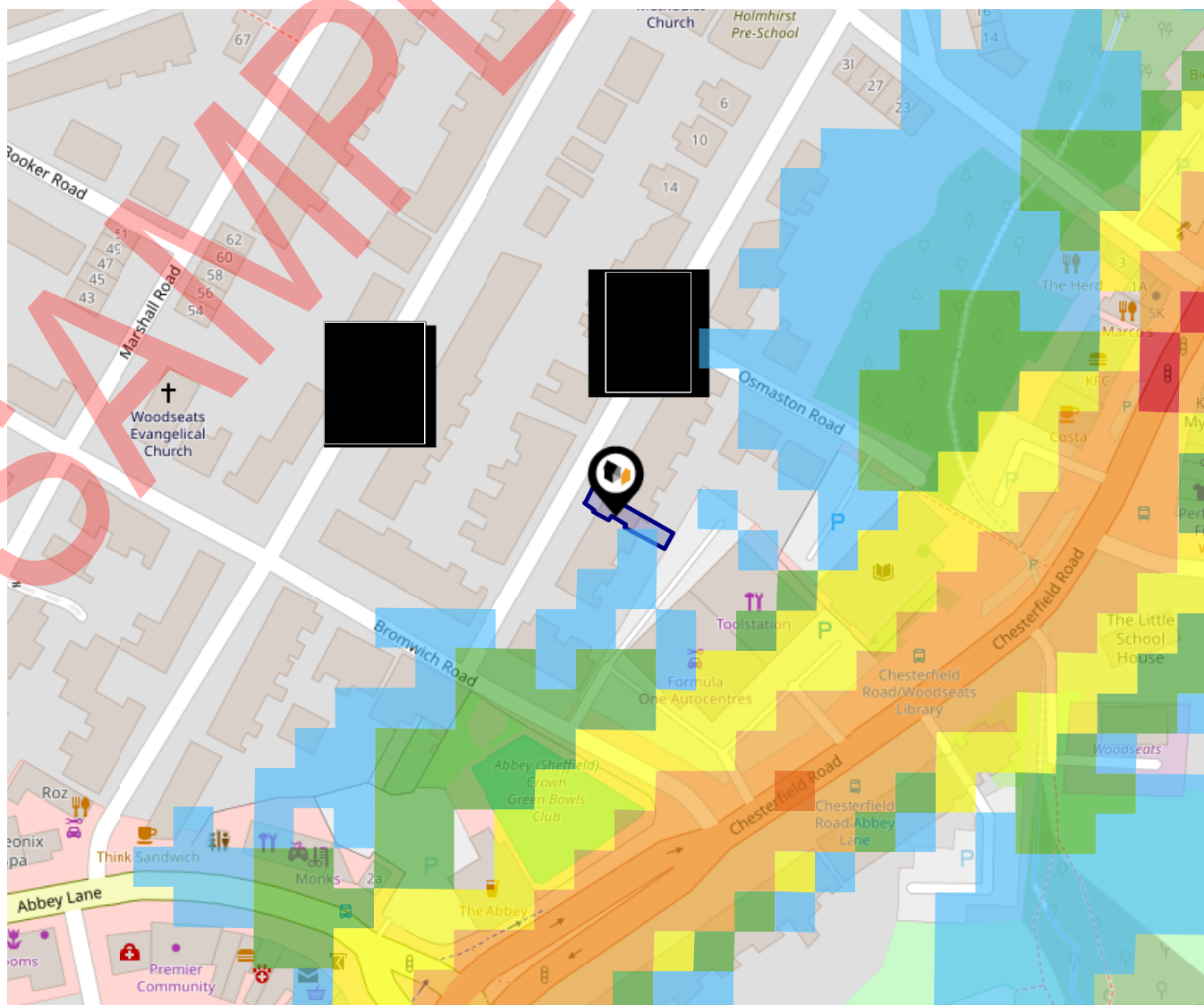
### Risk Rating For This Property:

Very Low

- ☒ **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- ☒ **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- ☒ **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- ☐ **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.



# Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Market  
**Sold in Street**

Market  
**Sold in Street**

## Market Sold in Street

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.



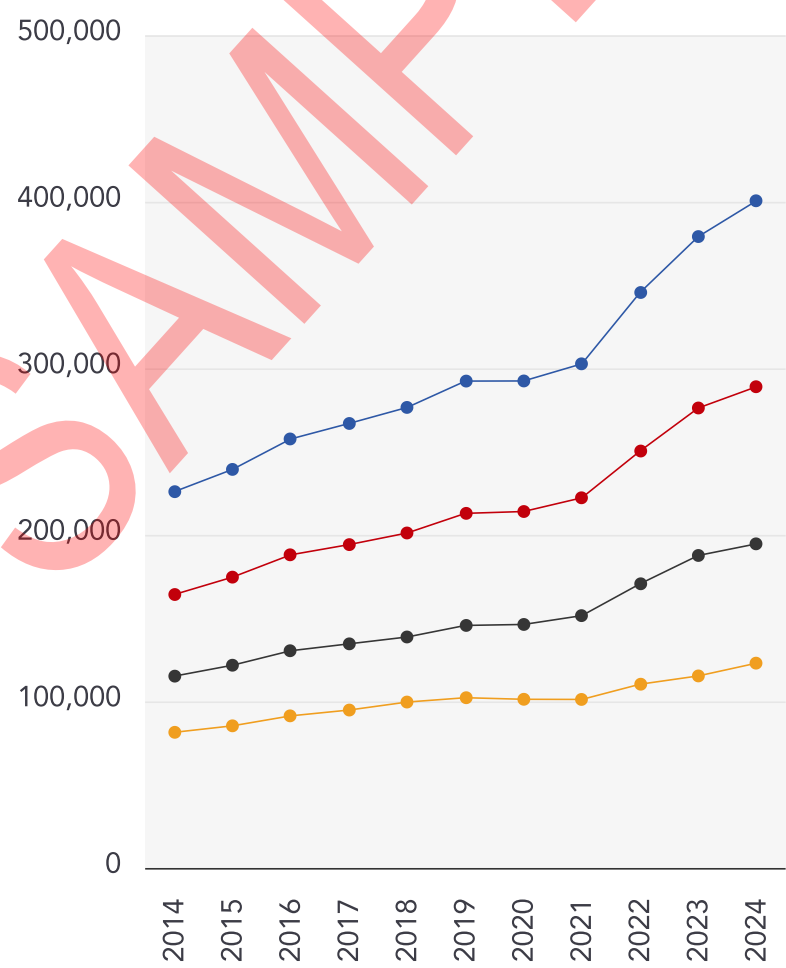
Market  
**Sold in Street**

Market  
**Sold in Street**

# Market

## House Price Statistics

10 Year History of Average House Prices by Property Type in [REDACTED]



Detached

**+77.3%**

Semi-Detached

**+75.98%**

Terraced

**+68.96%**

Flat

**+50.98%**

# Conclusion

## Our Comments

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Dear [REDACTED]

---

This is appendix A of your home buyer survey level 2.

# Volarex Commercial Consultants | London

## About Us

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### Volarex Commercial Consultants | London

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Welcome to Volarex Commercial Consultants, where I provide specialised building surveying and construction consultancy services. With credentials as a Chartered Surveyor, Chartered Building Engineer, and Chartered Construction Manager, I bring extensive expertise to every project and property

Focusing on residential surveying as a member of the RPSA and regulated by RICS, my services include:

- Building Surveying:

- Party Wall Notices, Awards & Schedules of Condition

- RICS Home Buyer Surveys

- New Build Snagging Surveys

- Additional Services:

- Architectural 'Turn-Key' Project Solutions

- Quantity Surveying & Estimating

- Health & Safety Management

- Contracts & Disputes

- Risk Management & Corporate Governance

More Info about me: <http://Linktr.ee/volarexcc>

I am dedicated to providing high-quality, tailored solutions for your construction and property needs. Trust Volarex Commercial Consultants for expert guidance and personalised service.

# Volarex Commercial Consultants | London

## Testimonials

### Testimonial 1



The home buyers survey provided was a game changer for us. Comprehensive report, insightful advice and superb customer service. They made a complex process seem easy. Highly satisfied and would strongly recommend.

### Testimonial 2



#### Top-Notch Survey Experience

From start to finish, Volarex provided a stellar home buyer survey service. The attention to detail, prompt responses, and genuine care for their clients shone through. A definite recommend for future home buyers!

### Testimonial 3



Volarex provides us with a traffic light report on a sub-contract with a new client that we had recently started working with. Made it extremely easy for us to understand and even suggested amendments we may like to propose to our client to make it less risky for us. We have already asked for a quote to do some extra work.

### Testimonial 4



#### Outstanding Home Buyer Survey experience

I recently used Volarex Commercial Consultants for a home buyer service. I was thoroughly impressed. Their team was professional, knowledgeable and very helpful throughout. The survey was detailed, providing us with the vital information we needed to make our important decision about our home purchase. What really made them stand out was great Customer Service. Quick to respond to queries and ensured we understood



/volarexcommercialconsultants/



/company/volarex-commercial-consultants



# Volarex Commercial Consultants | London Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



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The information contained within this report is for general information purposes only and to act as a guide.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.

## Volarex Commercial Consultants | London

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