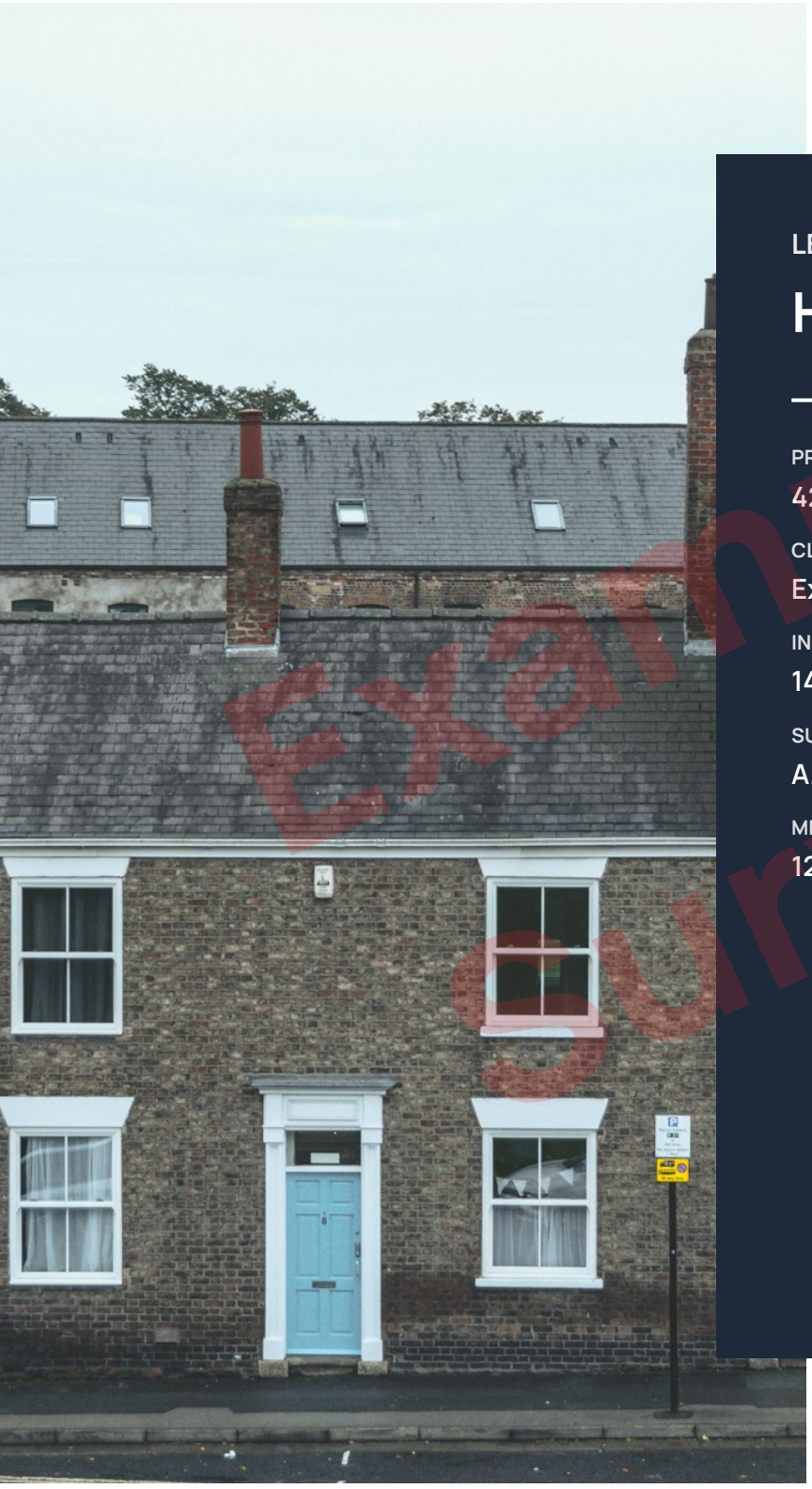


LEVEL 3

Home Survey – Level 3

PROPERTY ADDRESS

42 Elm Grove, Brockley, London

CLIENT

Example Client

INSPECTION DATE

14 May 2026

SURVEYOR

A. Surveyor MRICS

MEMBERSHIP NO.

1234567 (example only)

Example Survey

3

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A

About the Inspection

Who carried out the inspection and when, and what this report covers. Read this section first: it explains how the report is organised and what the condition ratings mean.

A About the Inspection

About the inspection and report

This Home Survey 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 this at your own risk.

This Home Survey aims to help you:

- Make a reasoned and informed decision on whether to go ahead with buying the property
- Take account of any repairs or replacements the property needs
- Consider what further advice you should take before committing to purchase the property

Condition Ratings

1	**Condition Rating 1** No repair is currently needed. The property must be maintained in the normal way.
2	**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.
3	**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.
NI	**Not Inspected** The element was not inspected and the reason is given in the report. This may be because access was restricted or the element was not present at the property.
N/A	**N/A — not applicable** The element is not applicable to this property. An explanation may be given where helpful.

Surveyor Name

A. Surveyor MRICS

RICS Number

1234567 (example only)

Company Name

SurveyorSuite Example Reports

Client's Name

Mr & Mrs Example

Date of Inspection

14 May 2026

Time of Inspection

09:45

Tenure

Freehold

Number of Storeys

2 storeys plus loft

Report Reference Number

EXAMPLE-L3-001

Related Party Disclosure

I am not aware of any conflict of interest in relation to this property, the seller or the client.

Property Address

42 Elm Grove, Brockley, London, SE4 2AB

Weather Conditions

Clear / Dry

Preceding Weather / Ground Conditions

Dry previous 72 hours; light overnight frost

Status of Property When Inspected

Occupied and furnished

B

Overall Opinion

The surveyor's overall opinion of the property, followed by every element grouped by its condition rating, so you can see at a glance what needs attention first.

B Overall Opinion

Overall Opinion

The property is a late-Victorian end-of-terrace house of solid masonry construction presenting in fair condition overall, consistent with its age and apparent maintenance history. Principal structural elements — roof, main walls, floors and chimneys — are sound, with no evidence of progressive structural distress. The property remains comfortably habitable but several elements are at or approaching the end of their economic service life and a programme of planned maintenance is recommended. We have identified one Condition Rating 3 finding (electrical installation — Section F1) requiring pre-exchange specialist input, and several Condition Rating 2 items which the buyer should price into a five-year maintenance budget.

Documents Received

EPC dated 09 March 2024 (rating D, 58); seller's Property Information Form (TA6); a copy of the planning consent for the 1990s rear extension (ref. LBL/90/0234); a Gas Safe certificate dated 14 January 2026 for the Worcester Bosch boiler.

Documents We May Suggest You Request

We recommend your legal advisers obtain prior to exchange of contracts: (1) the original Building Regulations completion certificate for the 1990s rear kitchen extension, (2) FENSA / CERTASS certification for any post-2002 replacement uPVC windows, (3) an Electrical Installation Condition Report (EICR) — none was available at the time of inspection, (4) any warranties or guarantees relating to the previous slate roof repairs, and (5) confirmation of the position and ownership of the rear boundary.

Summary of Repairs and Cost Guidance

Indicative cost bands for the principal repairs identified (current 2026 South-East London prices, including materials, labour and reasonable contractor margin; figures exclude VAT). Significant works (£5,000+): consumer unit replacement and partial rewiring (F1) £4,000–£7,500 subject to EICR outcome. Moderate works (£1,000–£5,000): rear elevation repointing and chimney works (D1, D4) £2,500–£4,500; sash window programme of overhaul + redecoration (D5) £2,000–£3,500; structural engineer's appraisal of historic crack (E3) £450–£800; CCTV drain survey + remediation contingency (F6) £350–£1,500. Modest works (under £1,000): bathroom resealing and regrouting (E8) £250–£500; gutter clearance (D3) £120 annual; fence panel renewal (G5) £400–£800. Total indicative budget over a five-year horizon: £10,000–£18,500 excluding any major works flagged by the EICR or structural engineer.

Further Investigations

Three specialist investigations are recommended before exchange of contracts: (1) Electrical Installation Condition Report by a registered electrician (F1); (2) structural engineer's opinion on the historic crack at the rear closet wing (E3) — to confirm stability and whether monitoring is required; (3) CCTV drainage survey to confirm the condition of below-ground drainage from the kitchen extension (F6).

Important note: To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the further-investigations and recommendations section at the end, and discuss this with us if required.

Condition rating summary

3 Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently.

REF	ELEMENT	COMMENT
F1	Electricity	Consumer unit located in the under-stairs cupboard. Plastic enclosure with MCBs (miniature circuit breakers) on individual circuits, with no RCBO…

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.

REF	ELEMENT	COMMENT
D1	Chimney stacks	Two original brick chimney stacks: one on the party wall (shared with the neighbour) serving the front reception fireplaces, and one on the rear…
D2	Roof coverings	Natural Welsh slate roof coverings on a sawn-batten substructure with original timber sarking. Slate is original to most areas with localised…
D4	Main walls	Solid brick walls in stretcher bond to the front elevation, retaining original London-stock brick. Rear elevation finished in painted cement render…
D5	Windows	Original timber sliding sash windows to the front elevation (single-glazed). uPVC casement windows to the rear and kitchen extension (double-glazed…
D8	Other joinery and finishes	External joinery comprising painted softwood fascias, soffits and barge boards.
E2	Ceilings	Mostly original lath-and-plaster ceilings to first floor, with modern plasterboard skim to the ground-floor reception rooms (likely re-skimmed in the…
E3	Walls and partitions	Solid plastered walls to ground floor with retained original cornices and ceiling roses; plaster on masonry to first floor with sound finishes…
E8	Bathroom fittings	First-floor family bathroom with bath (with overhead electric shower), pedestal basin and separate close-coupled WC. Suite appears to date from the…
F6	Drainage	Mains drainage. Inspection chamber visible in the rear garden adjacent to the boundary. Gully points at the rear of the kitchen extension and beneath…

REF	ELEMENT	COMMENT
G4	Trees	Mature shrub at the front boundary; no significant trees within the property's curtilage. A mature street plane is located approximately 7m from the…
G5	Boundaries, retaining walls, and fences	Boundary walls are low brick to the front (party with neighbours and to the highway), timber close-boarded fence panels to the rear.

1 Elements with no current issues

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

REF	ELEMENT	COMMENT
D3	Rainwater pipes and gutters	Cast iron rainwater goods (half-round gutter, 75mm round downpipe) to the front elevation, retained as a heritage feature. uPVC equivalent to the…
D6	Outside doors (including patio doors)	Front timber-panelled door with original fanlight above; brass furniture, mortice deadlock and night latch. Rear uPVC double-glazed door from kitchen…
E1	Roof structure	Pitched timber roof structure of common rafters at approximately 400mm centres, with intermediate purlin and collar at approximately 1/3 height…
E4	Floors	Suspended timber floors at ground level over a ventilated sub-floor void; solid concrete to the kitchen extension; first floor of softwood timber…
E5	Fireplaces, chimney breasts and flues	Period cast-iron register-grate fireplaces retained in both reception rooms with original surrounds. The front-room fireplace appears in working…
E6	Built-in fittings	Modern fitted kitchen with painted timber shaker-style cabinets and laminate worktops. Integrated dishwasher, slot-in cooker, freestanding…
E7	Woodwork (for example, staircase joinery)	Internal doors, skirting and architraves are mostly original timber, painted. Original staircase with turned newel post and balusters, hardwood…
F2	Gas/Oil	Gas supply enters at the front and is metered in the meter cupboard. Boiler and hob run on natural gas. Gas Safe certificate dated 14 January 2026…
F3	Water	Mains water with stopcock under the kitchen sink and at the front boundary. Service pipe at the boundary is modern blue MDPE — likely renewed by the…
F4	Heating	Gas combi boiler (Worcester Bosch Greenstar 30kW, approximately 2018) located in the kitchen. Pressed-steel radiators throughout with thermostatic…
F5	Water heating	Hot water provided on demand by the combi boiler. No separate cylinder.

REF	ELEMENT	COMMENT
G2	Permanent outbuildings and other structures	Timber garden shed approximately 2m × 1.5m to the rear of the plot, with felt roof.
G6	Driveways and paths	Concrete-paved front path; rear patio of riven slabs adjacent to the kitchen extension.

N/A

Elements not applicable

These elements are not applicable to this property. Any explanation is given in the element entry.

REF	ELEMENT	COMMENT
D7	Conservatory and porches	
D9	Other	
E9	Other	
F7	Common services	
G1	Garage	
G3	Other outdoor elements	
G7	Other grounds features	
G8	Common / Shared areas	

C

About the Property

What the property is: its type, age, construction and accommodation, and the other facts the surveyor recorded about it.

C About the Property

Type of Property

End-terrace house

Approximate Year Built

1880s

Year Extended (if applicable)

1990s (single-storey rear kitchen extension)

Information Relevant to Flats and Maisonettes

Not applicable — single-occupier dwelling.

Construction

Solid load-bearing brick walls in stretcher and English garden-wall bond, of nominal 225mm thickness, with mineral cement-lime mortar and finished to the rear elevation in painted cementitious render. Pitched timber roof structure of softwood common rafters at approximately 400mm centres with intermediate purlins, covered with natural Welsh slate on timber battens over breathable underlay. Suspended timber ground floor over a ventilated sub-floor void with air bricks to the front elevation; first floor of softwood timber joists with original lath-and-plaster ceilings beneath. Solid concrete ground-bearing slab to the rear kitchen extension (approximately 1990s addition), insulated with rigid foam beneath a screed.

Accommodation

Ground floor: entrance hall (1.2m × 4.3m), front reception (4.1m × 3.8m), middle reception (4.0m × 3.6m), kitchen-diner (5.5m × 3.5m, extended). First floor: bedroom 1 (4.1m × 3.6m), bedroom 2 (3.8m × 3.0m), bedroom 3 (3.2m × 2.4m, rear closet wing), family bathroom (2.5m × 2.0m). Loft: insulated but unconverted, accessed via fixed loft hatch with timber pull-down ladder, used for domestic storage.

Means of Escape

Primary escape route via the entrance hall to the front door. Secondary route to the rear via the kitchen extension. Smoke alarms observed at hall, landing and kitchen — battery type, tested and operational on inspection. No carbon-monoxide alarm observed in the kitchen near the gas boiler — recommended as a standard precaution. Bedroom windows are openable and suitably sized to act as emergency egress in the event of fire.

EPC Rating (if known)

D (58) — EPC valid until March 2031

Energy Efficiency Issues

EPC was a desk-based survey only (RdSAP), with limited inspection of the actual constructions. Solid 9-inch brick walls have a U-value of approximately 2.1 W/m²K, materially below modern standards. Single-glazed timber sash windows to the front elevation are a significant contributor to heat loss. The combination of solid walls and single glazing is the principal reason for the D rating.

Mains Services

Gas, electricity, mains water, mains drainage all present and connected.

Central Heating

Gas-fired wet central heating via a Worcester Bosch combi boiler in the kitchen feeding pressed-steel radiators throughout (with thermostatic radiator valves except in the room containing the room thermostat). Boiler appears to have been replaced approximately 2018 per the serial label.

Other Services / Energy Sources

No solar PV, no battery storage, no LPG, no oil. No EV charging point.

Other Energy Matters

Loft insulation appears to be approximately 270mm mineral wool, broadly in line with current Part L recommendations. No wall insulation observed (solid walls would require internal or external insulation as part of a major refurbishment). Hot water cylinder is integrated within the combi boiler — no separate cylinder. No mechanical ventilation with heat recovery (MVHR) — relies on background ventilation and individual extract fans in kitchen and bathroom.

Grounds

Small paved front garden (approximately 3m × 4m) with low brick boundary wall and timber side gate. Rear garden approximately 12m × 5m, predominantly lawn with patio adjacent to the kitchen extension, mature shrubs to boundaries and a small timber shed to the rear.

Location

Residential street of similar Victorian terraces in Brockley, south-east London (Borough of Lewisham). The property is approximately 400m from Brockley Overground station, approximately 600m from local shops and approximately 1.2km from Telegraph Hill Park.

Facilities

On-street parking only (no off-street parking or garage). Local shops, primary and secondary schools, and parks within walking distance.

Local Environment

Quiet residential street. The property is shown as low surface-water flood risk and very low rivers-and-seas flood risk on the Environment Agency mapping. Lewisham radon mapping shows the area is below the 1% action threshold. No notable industrial or commercial activity within 250m. No notable subsidence indicators in the immediate streetscape.

Other Local Factors

The property sits within the Brockley Conservation Area. External alterations including window replacements may be subject to additional planning control (Article 4 direction status to be confirmed with the local authority). A street tree (mature plane) is located approximately 7m from the front elevation — within typical influencing distance for clay subsoils. No Tree Preservation Orders identified on a Local Land Charges search to be requested by the buyer's solicitor.

D

Outside the Property

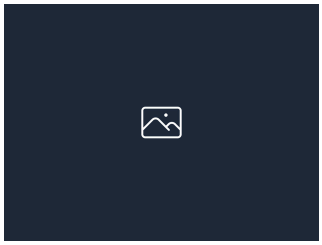
How the outside of the building looks, one element at a time. Each element has its own condition rating, comments and photographs.

D Outside the Property

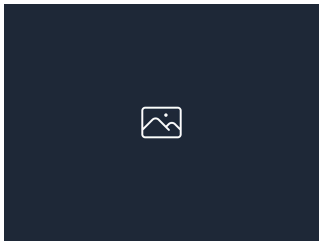
Limitations on the Inspection

The external inspection was carried out from ground level (and from the loft hatch for the underside of the roof covering) using binoculars where appropriate. The high-level areas of the roof and chimney stacks could not be physically reached. Sections of brickwork at the rear party-wall junction are obscured by adjoining property render. The boundary along the rear garden was inspected from the property side only.

D1 Chimney stacks



Rear chimney stack — pointing weathering at high level



Lead flashing junction — fatigue evident

DESCRIPTION

Two original brick chimney stacks: one on the party wall (shared with the neighbour) serving the front reception fireplaces, and one on the rear closet-wing flank serving the rear closet-wing fireplaces. Both stacks finished with cement flaunching and clay pots.

2

DEFECTS

Pointing to the rear chimney shows weathering and minor open joints at high level, particularly to the southern face. Lead flashing at the junction with the slate roof is original and shows signs of fatigue. Pots and flaunching are sound but the cement haunch shows hairline cracking.

PROBABLE CAUSE

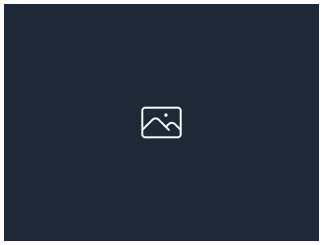
Age-related weathering of the original lime-based mortar and lead flashings, combined with thermal cycling and wind-driven rain exposure on the rear (south-facing) elevation. No structural cause.

RECOMMENDATIONS

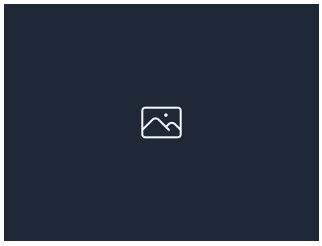
Programme repointing in matching lime mortar and flashing renewal in code-5 lead within the next 2–3 years to prevent water ingress and consequent damage to the rear closet-wing ceiling. Estimated cost £2,000–£3,500.

D2 Roof coverings

2



Natural slate roof — front elevation overview



Ridge detail — mortar cracking observed

DESCRIPTION

Natural Welsh slate roof coverings on a sawn-batten substructure with original timber sarking. Slate is original to most areas with localised replacements (in matching tone) near the front ridge — these likely date from a re-fix programme approximately 15–20 years ago.

DEFECTS

No slipped or missing slates observed from ground level or from the loft. Ridge mortar shows minor cracking in localised areas. Underlay (where visible from the loft) shows some sagging between rafters but is intact.

PROBABLE CAUSE

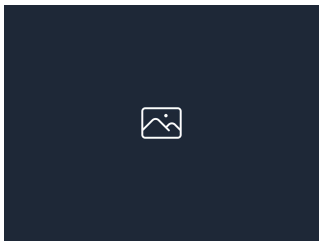
Normal age-related weathering of the mortar bedding and underlay. The slates themselves remain serviceable — natural slate has an expected life of 80–120 years.

RECOMMENDATIONS

Re-bed ridge tiles within the next maintenance cycle (5 years). A high-level inspection by a roofing contractor is recommended before any future works are commissioned. Budget £500–£800 for ridge re-bedding.

D3 Rainwater pipes and gutters

1



Cast iron downpipe — rear elevation

DESCRIPTION

Cast iron rainwater goods (half-round gutter, 75mm round downpipe) to the front elevation, retained as a heritage feature. uPVC equivalent to the rear and kitchen extension following renewal works.

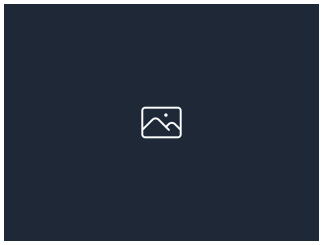
DEFECTS

No defects observed. Discharge is to ground gullies which appear clear.

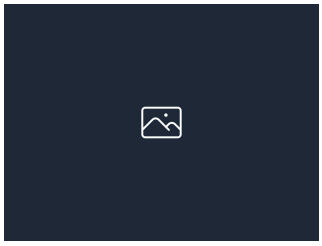
RECOMMENDATIONS

Routine maintenance — clear gutters annually before autumn leaf fall and inspect cast iron paint coating every 5 years.

D4 Main walls



Front elevation London-stock brickwork



Rear render — hairline crack at extension junction

DESCRIPTION

Solid brick walls in stretcher bond to the front elevation, retaining original London-stock brick. Rear elevation finished in painted cement render over original brick — applied approximately at the time of the 1990s extension.

2

DEFECTS

Pointing degradation observed in patches at low level to the rear elevation, with localised mortar loss to a depth of approximately 10mm. Rendering shows hairline cracks at the junction with the kitchen extension flashing. No bulging or significant displacement noted. Two localised areas of efflorescence below ground-floor windows suggest minor rising damp activity.

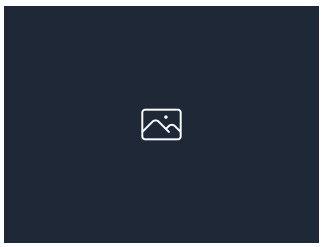
PROBABLE CAUSE

Pointing: age-related weathering of original lime mortar combined with localised sulphate attack from the cement render that overcoats it. Hairline cracks: differential movement between the original Victorian fabric and the 1990s extension addition — typical of an extension joint that lacks a movement break. Efflorescence: a combination of slightly bridged DPC (external ground levels are approximately 100mm above internal floor) and minor rising damp.

RECOMMENDATIONS

Localised repointing in lime mortar matched to the original. Have the render-to-extension joint re-cut and sealed with a flexible compound. Lower the rear ground level by 100mm to expose the DPC and create a 150mm clear margin. Estimated combined cost £1,500–£3,000.

D5 Windows



Original timber sash window — paint flaking

DESCRIPTION

Original timber sliding sash windows to the front elevation (single-glazed). uPVC casement windows to the rear and kitchen extension (double-glazed, post-2002).

2

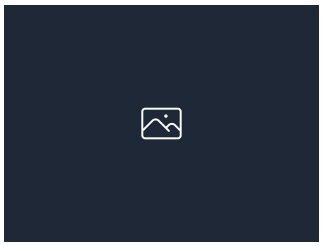
DEFECTS

Front sashes show some paint flaking and one window has a perished cord (lounge bay). Putty deteriorating in places. The rear uPVC windows are functional but the seals to two units show condensation between the panes (failed double-glazed units).

PROBABLE CAUSE

Sashes: end of decoration cycle — typical 7-10 year cycle on south-east-facing painted timber. Cords: original hemp cord at end of life. uPVC seals: end of life of the inert gas seal — typical 15-20 year service life.

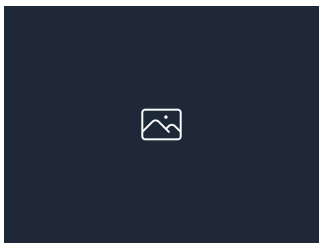
RECOMMENDATIONS



Programme of sash overhaul (cord replacement, draught-stripping, redecoration with breathable paint system) within the next 2 years; estimated £350–£600 per sash. Replace the two failed double-glazed units (rear bedroom and kitchen) — £150–£250 per unit. Consider seeking conservation officer guidance before any sash replacement (Conservation Area).

Rear uPVC window — failed seal condensation

D6 Outside doors (including patio doors)



DESCRIPTION

Front timber-panelled door with original fanlight above; brass furniture, mortice deadlock and night latch. Rear uPVC double-glazed door from kitchen to garden, with multi-point locking.

1

DEFECTS

No defects observed; doors operate freely; locks and hinges sound.

RECOMMENDATIONS

Routine redecoration as required and annual lubrication of locks.

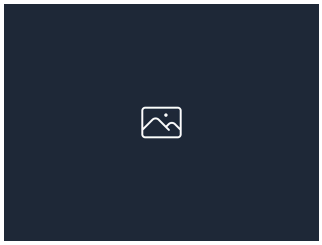
Front entrance door — timber panelled

D7 Conservatory and porches

N/A — not applicable

N/A

D8 Other joinery and finishes



External joinery — fascia and soffit detail

DESCRIPTION

External joinery comprising painted softwood fascias, soffits and barge boards.

DEFECTS

Some paint flaking to soffits at the rear, particularly above the kitchen extension; timber sound on probe test where accessible. Bird-guard missing from one rear soffit vent.

PROBABLE CAUSE

End of redecoration cycle on exposed timber; bird-guard likely dislodged.

RECOMMENDATIONS

Redecoration within 1–2 years; refit bird-guard to prevent nesting in the soffit void. Estimated combined £400–£700.

2

D9 Other

N/A — not applicable

N/A

E

Inside the Property

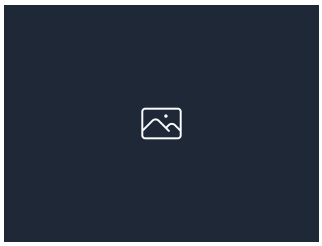
How the inside of the building looks, one element at a time. Each element has its own condition rating, comments and photographs.

E Inside the Property

Limitations on the Inspection

Floor coverings and fixed furniture were not lifted or moved. Sub-floor void was inspected via the air bricks (no access hatch). Loft inspected from the loft hatch — head room limited. Behind-bath void not accessible without panel removal.

E1 Roof structure



Loft space — rafters, purlin and insulation

DESCRIPTION

Pitched timber roof structure of common rafters at approximately 400mm centres, with intermediate purlin and collar at approximately 1/3 height. Original softwood throughout, modest staining typical of age but no rot signatures.

DEFECTS

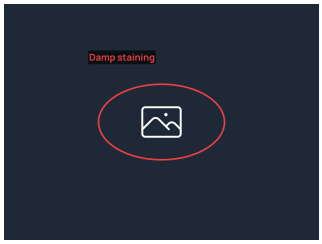
No deflection, beetle activity, fungal decay or rot observed in the accessible areas of the loft.

RECOMMENDATIONS

Routine inspection every 5 years — no action required.

1

E2 Ceilings



Historic damp staining — rear ground-floor ceiling

DESCRIPTION

Mostly original lath-and-plaster ceilings to first floor, with modern plasterboard skim to the ground-floor reception rooms (likely re-skimmed in the 1990s) and the kitchen extension.

DEFECTS

A patch of historic damp staining to the rear ground-floor ceiling beneath the bathroom — approximately 200mm × 300mm, dry on the date of inspection. Hairline crack at the bay window junction to the front reception (approximately 500mm long, less than 1mm wide).

PROBABLE CAUSE

Staining: historic minor leak from the bathroom waste pipework — likely resolved at the time of the 1990s refit but the staining was not redecorated over. Bay crack: thermal cycling at the junction of differing constructions (bay roof vs main wall) — cosmetic only.

RECOMMENDATIONS

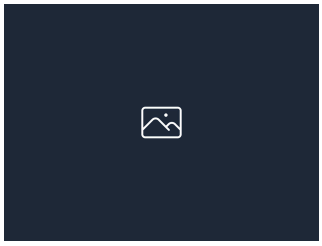
Monitor staining for any recurrence; if it returns or expands, investigate the bathroom waste pipework. Fill and redecorate the bay crack at next redecoration cycle. Estimated £100–£250 if combined with planned redecoration.

2

E3 Walls and partitions



Historic crack — rear closet wing wall (close-up)



Historic crack — wider context view

DESCRIPTION

Solid plastered walls to ground floor with retained original cornices and ceiling roses; plaster on masonry to first floor with sound finishes generally.

2

DEFECTS

A notable horizontal crack approximately 1.5m long observed to the rear closet wing wall, first floor, above the existing window head. Crack edges appear weathered and rounded, suggesting historic movement that has not progressed. Width approximately 2mm at its widest. A second hairline crack runs vertically at the junction of the closet wing and the main rear wall — approximately 1m long, less than 1mm wide.

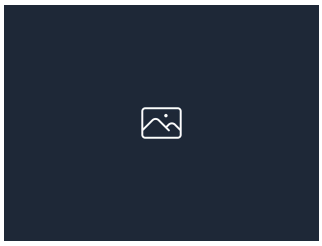
PROBABLE CAUSE

Most likely historic differential settlement between the main building and the lighter rear closet-wing structure, possibly exacerbated by historic clay shrinkage during a drought summer. The rounded crack edges suggest movement is currently dormant. The vertical junction crack is typical thermal movement.

RECOMMENDATIONS

A structural engineer's opinion is recommended before exchange of contracts to confirm the crack is stable and not actively progressing, and to advise whether monitoring (e.g. tell-tales) over a 6–12 month period is warranted. Once confirmed stable, the cracks can be cut out and repointed at modest cost. Estimated engineer's opinion £450–£800; subsequent repair £350–£600.

E4 Floors



Suspended timber floor — front reception sample

DESCRIPTION

Suspended timber floors at ground level over a ventilated sub-floor void; solid concrete to the kitchen extension; first floor of softwood timber joists with floorboards.

1

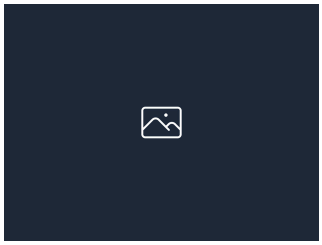
DEFECTS

Floors level and free from significant movement or springiness on inspection. No squeaking observed.

RECOMMENDATIONS

Routine inspection — no action required. Keep air bricks clear of obstruction.

E5 Fireplaces, chimney breasts and flues



Front reception fireplace — period feature retained

DESCRIPTION

Period cast-iron register-grate fireplaces retained in both reception rooms with original surrounds. The front-room fireplace appears in working order with an open grate.

DEFECTS

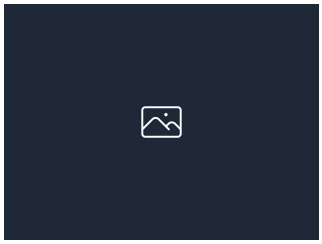
No defects observed. Flues appear unobstructed and unblocked.

RECOMMENDATIONS

Have the flue swept and a CO alarm fitted in the room before any future use of the open fire.

1

E6 Built-in fittings



Fitted kitchen — cabinets and worktops

DESCRIPTION

Modern fitted kitchen with painted timber shaker-style cabinets and laminate worktops. Integrated dishwasher, slot-in cooker, freestanding fridge-freezer.

DEFECTS

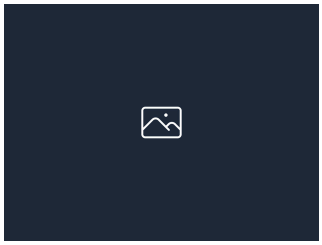
No defects observed. Doors and drawers operate correctly.

RECOMMENDATIONS

Routine maintenance — periodic re-sealing of worktop joints.

1

E7 Woodwork (for example, staircase joinery)



Internal woodwork — original staircase

DESCRIPTION

Internal doors, skirting and architraves are mostly original timber, painted. Original staircase with turned newel post and balusters, hardwood handrail.

DEFECTS

No defects observed. Staircase is sound, with no movement under load.

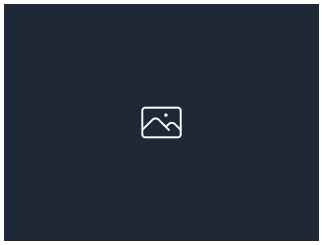
RECOMMENDATIONS

Routine redecoration as required.

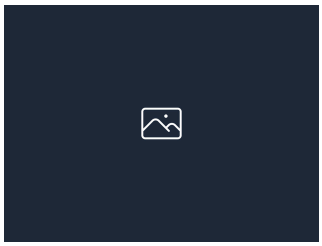
1

E8 Bathroom fittings

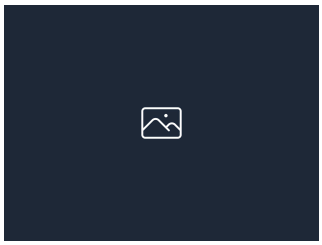
2



Bathroom suite — overall view



Bath sealant degradation



Shower area grouting — slow water penetration

DESCRIPTION

First-floor family bathroom with bath (with overhead electric shower), pedestal basin and separate close-coupled WC. Suite appears to date from the 1990s — functional but dated.

DEFECTS

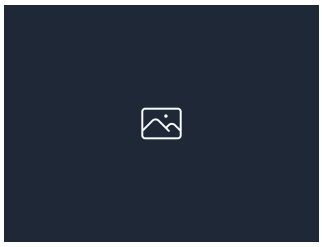
Sealant degradation around the bath and basin. Some staining to grouting in the shower area suggesting slow water penetration. Electric shower outlet operates correctly but isolator switch is wall-mounted within reach of the bath (non-compliant with current zoning regulations).

PROBABLE CAUSE

Sealants and grout reaching end of life (typical 8-10 year service in wet areas). Isolator location reflects pre-current Wiring Regulations practice.

RECOMMENDATIONS

Renew sealants and regrout within the next 6 months — £250–£500. Have the shower isolator relocated by a registered electrician (the EICR commissioned for F1 should pick this up).



Shower isolator — non-compliant location

E9 Other

N/A — not applicable

N/A

F

Services

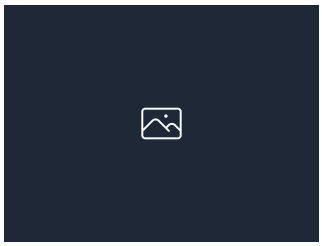
Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests.

F Services

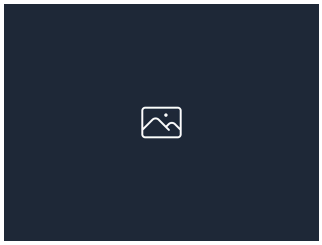
Limitations on the Inspection

Services were inspected visually only. No specialist tests (e.g. pressure tests on gas / water, insulation resistance on electrics) were carried out. Drainage was inspected by lifting the visible inspection chamber cover; the runs themselves were not surveyed.

F1 Electricity



Consumer unit — pre-18th-Edition; EICR recommended



Consumer unit — no RCBO protection observed

DESCRIPTION

Consumer unit located in the under-stairs cupboard. Plastic enclosure with MCBs (miniature circuit breakers) on individual circuits, with no RCBO (residual current breaker with overload) protection. Main switch and split-load arrangement present but without modern dual-RCD configuration. No Periodic Inspection Report sticker visible on the consumer unit.

3

DEFECTS

Consumer unit pre-dates the 18th Edition of the IET Wiring Regulations (BS 7671:2018+A2). Insufficient RCD protection observed — sockets and lighting circuits do not appear to be RCD-protected. No current Electrical Installation Condition Report (EICR) was available at the time of inspection. The bathroom shower isolator location does not comply with current zoning (Section E8).

PROBABLE CAUSE

Original installation approximately 1990s pre-dates the current Wiring Regulations. No evidence of subsequent rewiring or consumer unit upgrade.

RECOMMENDATIONS

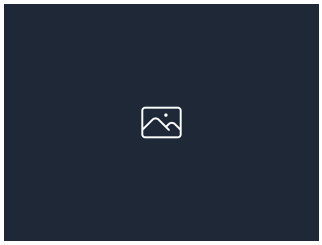
Commission an EICR by a registered electrician (NICEIC or NAPIT) before exchange of contracts. Budget for consumer unit replacement (approximately £1,200–£1,800) and partial or full rewiring depending on the EICR outcome (potential additional £3,000–£6,000 for a full rewire). The EICR should also pick up the shower isolator location issue.

URGENCY / SAFETY RISK

Electrical safety can present life-safety risk if the installation has not been inspected; an EICR should be a pre-exchange enquiry. Without RCD protection, the risk of electric shock from a fault is materially elevated.

> 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.

F2 Gas/Oil



Gas supply entry — meter cupboard

DESCRIPTION

Gas supply enters at the front and is metered in the meter cupboard. Boiler and hob run on natural gas. Gas Safe certificate dated 14 January 2026 reviewed and confirms appliances are operating within manufacturer's parameters.

DEFECTS

No defects observed externally.

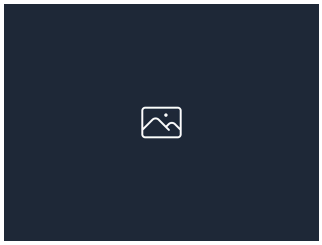
RECOMMENDATIONS

Continue annual Gas Safe inspection of all gas appliances.

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

1

F3 Water



Mains water stopcock — under sink

DESCRIPTION

Mains water with stopcock under the kitchen sink and at the front boundary. Service pipe at the boundary is modern blue MDPE — likely renewed by the water company.

DEFECTS

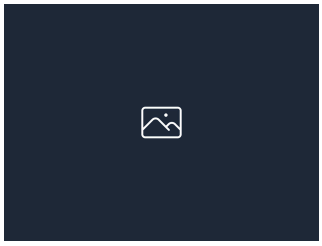
No defects observed. Pressure adequate at all outlets on inspection.

RECOMMENDATIONS

Routine maintenance. Operate the stopcock annually to prevent it from seizing.

1

F4 Heating



Gas combi boiler — kitchen

DESCRIPTION

Gas combi boiler (Worcester Bosch Greenstar 30kW, approximately 2018) located in the kitchen. Pressed-steel radiators throughout with thermostatic radiator valves except in the room containing the room thermostat (front reception). System pressure is at the design value of 1.5 bar on inspection.

DEFECTS

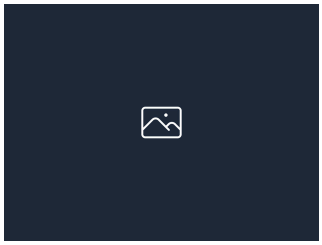
No defects observed; boiler under annual service contract per labels.

RECOMMENDATIONS

Continue annual Gas Safe service. Boiler has approximately 8-12 years of remaining service life if maintained.

1

F5 Water heating



Hot water — combi-fed taps

DESCRIPTION

Hot water provided on demand by the combi boiler. No separate cylinder.

DEFECTS

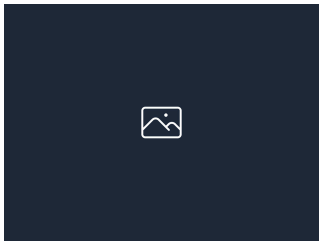
No defects observed. Hot water available at all taps on inspection.

RECOMMENDATIONS

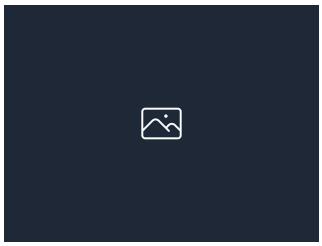
No action required.

1

F6 Drainage



Rear inspection chamber — cover cracked



Kitchen gully — partial blockage

DESCRIPTION

Mains drainage. Inspection chamber visible in the rear garden adjacent to the boundary. Gully points at the rear of the kitchen extension and beneath the rainwater downpipe.

DEFECTS

Drain run from kitchen extension appears partially built-up with debris (kitchen-waste fat) on inspection. Cover to rear inspection chamber is cracked but seated. Slight pooling around the rear gully suggests a partial blockage downstream.

PROBABLE CAUSE

Debris build-up: lack of regular preventive maintenance — typical in a 30-year-old extension drain run. Cracked cover: physical damage, likely from foot traffic or wheelbarrow load.

RECOMMENDATIONS

Replace the cracked cover (£60–£100). Have the drainage rodded clear by a drainage contractor within 6 months (£150–£250). Commission a CCTV drain survey before commitment to purchase — this will identify any structural defects in the run and inform any contingency budget. Estimated CCTV survey £200–£350.

2

F7 Common services

N/A — not applicable

N/A

G

Grounds (including shared areas for flats)

The grounds and any shared areas, such as boundaries, paths, outbuildings and parking, and what the surveyor could see of them.

G Grounds (including shared areas for flats)

Limitations on the Inspection

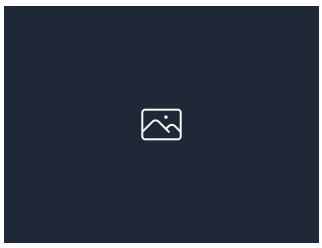
Grounds inspected during a single visit in dry conditions; sub-surface drainage and underground utilities not investigated. Boundaries inspected from the property side only.

G1 Garage

N/A — not applicable

N/A

G2 Permanent outbuildings and other structures



Timber garden shed to rear of plot

DESCRIPTION

Timber garden shed approximately 2m × 1.5m to the rear of the plot, with felt roof.

DEFECTS

No significant defects observed externally; felt roof has approximately 3-5 years of life remaining.

RECOMMENDATIONS

Routine maintenance; plan felt renewal within 5 years (£100–£200).

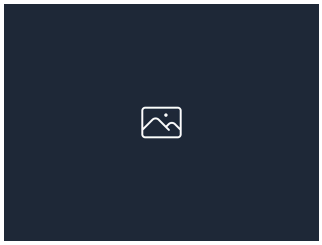
1

G3 Other outdoor elements

N/A — not applicable

N/A

G4 Trees



Mature street plane — front elevation context

DESCRIPTION

Mature shrub at the front boundary; no significant trees within the property's curtilage. A mature street plane is located approximately 7m from the front elevation on the highway verge.

DEFECTS

No defects observed in the garden plants. The street plane is on local-authority land and outside the scope of this inspection.

PROBABLE CAUSE

The street plane is within typical influencing distance for tree roots on clay soils. However, no movement signatures in the front elevation suggest the building has accommodated the tree successfully over the past 130 years.

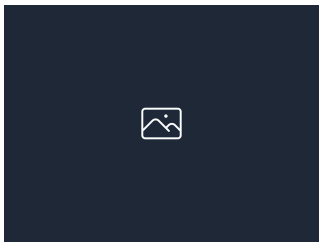
2

RECOMMENDATIONS

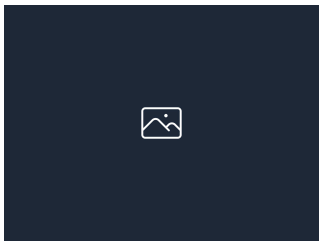
No action recommended on the existing tree. We do not recommend planting any new trees within 10m of the elevations. The buyer's solicitor should confirm the tree is not protected by a Tree Preservation Order (TPO) and that the local authority maintains it.

G5 Boundaries, retaining walls, and fences

2



Rear timber close-boarded fence — one panel bowed



Front party-wall coping — hairline cracking

DESCRIPTION

Boundary walls are low brick to the front (party with neighbours and to the highway), timber close-boarded fence panels to the rear.

DEFECTS

Rear fence panels show some weathering and one panel is slightly bowed. Mortar to the front party-wall coping shows hairline cracking.

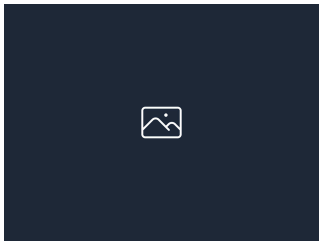
PROBABLE CAUSE

Fence: end of life of the post bases and panel weathering. Front wall: thermal movement of the coping.

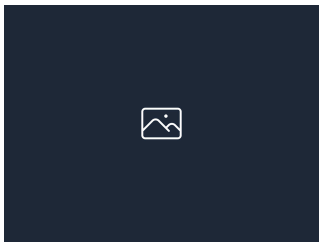
RECOMMENDATIONS

Plan for fence panel replacement over the next 2–3 years (£400–£800 for 6m of fencing). Repoint the coping cracks at next redecoration cycle (£50–£100 if minor).

G6 Driveways and paths



Front path — concrete paving



Rear patio — riven slabs with moss growth

DESCRIPTION

Concrete-paved front path; rear patio of riven slabs adjacent to the kitchen extension.

1

DEFECTS

No defects observed; some moss growth on the rear patio.

RECOMMENDATIONS

Routine cleaning. The moss growth is cosmetic only — pressure-wash and biocide treat as part of annual garden maintenance.

G7 Other grounds features

N/A — not applicable

N/A

G8 Common / Shared areas

N/A — not applicable

N/A

H

Issues for Your Legal Advisers

Matters the surveyor noticed that your legal adviser should look into before you commit to buying. The surveyor does not give legal advice.

H Issues for Your Legal Advisers

Regulation

The rear single-storey extension appears to have been added approximately 30 years ago; we recommend your legal advisers request copies of (a) any Building Regulation completion certificates for the extension, (b) the original planning consent (ref. LBL/90/0234 sighted but full pack not provided), and (c) any FENSA / CERTASS certificates for the replacement uPVC windows to the rear and kitchen extension. The property sits within the Brockley Conservation Area and your legal advisers should confirm whether an Article 4 direction restricts permitted-development rights for window replacements and external alterations.

Guarantees

Please ask your legal advisers to confirm: (a) any boiler installation certificate and gas safety record (Gas Safe certificate dated 14 January 2026 was provided), (b) any electrical installation guarantees or test certificates (none provided), (c) any roof works guarantees that may have been issued at the time of the slate replacements, and (d) any damp-proofing guarantees that may have been issued during the 1990s extension works.

Other Matters

Boundary line — fence panels lean slightly and adjoining ownership / maintenance responsibility should be clarified from the title plan. Party wall — the existing party-wall fireplaces have been retained in place; any future works that engage the Party Wall etc. Act 1996 will require service of notices on the adjoining owner. Conservation Area status — restrictions on future external alterations should be understood before any redecoration or refurbishment is planned.

Risks

Anything the surveyor found that could put the building, the grounds or the people using them at risk.

I Risks

Risks to the Building

No subsidence indicators observed in the principal structure. The historic crack to the rear closet wing should be confirmed as stable by a structural engineer before exchange (Section E3). The property is not in a current Environment Agency flood-risk zone (low surface water; very low rivers and seas). The street plane tree at the front of the property is within typical influencing distance for clay soils — historic behaviour suggests the building has accommodated it without distress.

Risks to the Grounds

No significant trees within the property's curtilage. The mature street plane is in normal soil-influencing range — see above. No invasive plant species (Japanese knotweed, giant hogweed, Himalayan balsam) observed during the inspection. Made-ground is not anticipated based on the site context, but the buyer should obtain an environmental desktop report if concerned.

Risks to People

The consumer unit and supply require electrical safety verification (Section F1). No CO alarm in the kitchen near the gas boiler — recommended. The bathroom shower isolator does not comply with current zoning (Section E8). No evidence of asbestos noted in visible material but the age of the property means asbestos cannot be ruled out in concealed locations — particularly in the artex ceiling textures and floor-tile adhesive of the 1990s extension; appropriate precautions should be taken before any future intrusive works (request an asbestos survey if intrusive refurbishment is planned).

Other Risks or Hazards

Radon: the property is below the 1% action threshold per Public Health England mapping for the area — no measures recommended. Lead pipework: not visible internally but mains service pipe at the boundary is modern blue MDPE so the risk of lead in the supply is materially reduced. Internal pipework dating from the 1990s extension would be copper.

J

Energy Matters

What the surveyor saw of the way the property uses energy, and where it could be improved.

J Energy Matters

J1 Insulation

Loft insulation appears to be approximately 270mm mineral wool, broadly in line with current Part L recommendations (270mm to 300mm). No wall insulation observed — solid 9-inch brick walls have a U-value of approximately 2.1 W/m²K, significantly higher than the modern target of 0.18 W/m²K. Internal wall insulation (IWI) could be added at the rear elevation during any major refurbishment, but this would reduce internal floor area and requires specialist detailing to avoid interstitial condensation. External wall insulation (EWI) is unlikely to be acceptable in a Conservation Area. Suspended timber ground floor has no insulation between joists — adding mineral wool batts (held with netting) between joists from the sub-floor void would be a cost-effective improvement (typically £15-£25/m²).

J2 Heating

Gas combi boiler (Worcester Bosch Greenstar 30kW, approximately 2018) — rated A on the SEDBUK efficiency scale. Pressed-steel radiators in good condition with thermostatic radiator valves (TRVs) except in the room containing the room thermostat. Heating controls comprise a basic timer and room thermostat — upgrading to a programmable thermostat (e.g. Hive, Nest, Tado) would offer modest energy savings and convenience. The boiler is suitable for hydrogen-blend gas (up to 20% H2) per Worcester Bosch documentation.

J3 Lighting

Lighting throughout is a mix of incandescent and CFL fittings, with some LED units in the kitchen and bathroom. Replacing remaining incandescent and CFL bulbs with LED equivalents would offer modest immediate savings and improved colour rendering — typical cost £3-£8 per bulb.

J4 Ventilation

Background ventilation via trickle vents in the uPVC windows and air bricks to the sub-floor void. Extract fans in the kitchen (over the hob) and bathroom. No mechanical ventilation with heat recovery (MVHR). No evidence of significant condensation or mould on the inspection date, but the kitchen extension would benefit from improved extraction during cooking — the existing fan is undersized for the kitchen volume.

J5 General

Current EPC rating: D (58). Realistic improvements over a 5-year programme could lift the rating to a high C: replacing remaining single glazing (subject to Conservation Area constraints), adding floor insulation from the sub-floor void, upgrading lighting to full LED, and installing a smart thermostat. Solar PV is theoretically possible on the south-facing rear roof slope but would require Conservation Area consent. A retrofit-coordinated approach (PAS 2035) is recommended for any significant fabric works to avoid unintended consequences (e.g. interstitial condensation behind any added insulation).

K

Surveyor’s Declaration

The surveyor’s confirmation of who inspected the property and prepared this report, with their signature and the date.

K Surveyor's Declaration

DECLARATION

I confirm that I have personally inspected the property and prepared this Home Survey – Level 3 (Building Survey). I am suitably qualified and experienced to undertake the comprehensive building survey of properties of this age, type and complexity and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

AI USE

No AI tools were used in the preparation of this report.

Surveyor & signature

SURVEYOR SIGNATURE (NAME) A. Surveyor MRICS	PHONE NUMBER 01234 567890
SURVEYOR'S ADDRESS Example Address, Example Town, EX1 2AB	QUALIFICATIONS BSc (Hons) MRICS · RICS Registered Valuer (example only)
EMAIL examples@surveyorsuite.co.uk	WEBSITE surveyorsuite.co.uk
DATE THIS REPORT WAS PRODUCED 16 May 2026	

L

Further investigations and getting quotes

The next steps the surveyor recommends, including any further investigations and how to get quotes for the work.

L Further investigations and getting quotes

Getting Quotations

We recommend obtaining at least three competitive quotations for the repair works identified in this report. Always check that contractors are appropriately qualified and insured — for example, members of the National Federation of Roofing Contractors (NFRC) for the roof / chimney works, FENSA / CERTASS for any window replacement, Gas Safe for boiler work, NICEIC or NAPIT for electrical work, and CHAS / SafeContractor / Constructionline for general building. Quotations should include a written specification of works, sequencing, and a fixed price for the defined scope.

Further Investigations

Before exchange of contracts we strongly recommend: (1) a structural engineer's opinion on the historic crack to the rear closet wing (Section E3) — engineer's opinion £450–£800; (2) an Electrical Installation Condition Report by a registered electrician (Section F1) — typically £150–£300, with consequential remediation costs depending on outcome; (3) a CCTV drainage survey to confirm the integrity of below-ground drainage (Section F6) — typically £200–£350. We also recommend an asbestos screening survey before any intrusive refurbishment to the 1990s kitchen extension.

Other Recommended Actions

Confirm the position of the rear boundary fence with the neighbour before completion. Discuss the property's Conservation Area status with your legal advisers to understand any restrictions on future alterations — particularly relevant if you plan to replace the front sash windows or add external wall insulation. Confirm Article 4 direction status with Lewisham planning department. Obtain a Local Land Charges search to confirm Tree Preservation Orders, conservation-area boundary, and any pending planning enforcement.

M

Description of the Home Survey – Level 3

What the service includes and what it does not, and the terms on which the inspection was carried out.

M Description of the Home Survey – Level 3

The Service

The Home Survey – Level 3 (Building Survey) is produced by a qualified surveyor who has the skills, knowledge and experience to survey and report on residential properties. The service includes a thorough inspection and detailed report on a wider range of issues than the Level 2 report. It is suitable for all residential properties but is particularly appropriate for older properties, those of unusual construction, properties that have been altered or extended, or where major works are planned.

The Inspection

The surveyor carries out a more thorough inspection than the Level 2 service. This includes looking at areas that are accessible with the use of ladders (up to 3 metres), inspecting the roof space where accessible, and considering the construction methods used. The surveyor will inspect the inside and outside of the main building, all permanent outbuildings, and grounds within the boundary of the property.

The inspection is visual and non-invasive — the surveyor does not take up carpets or floor coverings, move heavy furniture, or remove secured panels. Services are inspected visually but not tested.

What the Report Tells You

The Level 3 report provides a comprehensive assessment of the property's condition with detailed descriptions of defects, the most probable cause(s) of those defects based on the inspection, and the likely consequences if not addressed. It includes advice on repairs and maintenance, as well as information about the construction and materials used.

Dangerous Materials, Contamination and Environmental Hazards

The surveyor will advise the client if they suspect, but cannot confirm, that asbestos or other potentially hazardous materials are present in the property. The Control of Asbestos Regulations 2012 place legal duties on the dutyholder of non-domestic premises and the common parts of multi-occupied residential buildings to manage asbestos. Suspected asbestos-containing materials should be inspected and tested by a qualified specialist before any work that might disturb them.

The surveyor does not make any enquiries about contamination or other environmental hazards. However, if the surveyor suspects a problem, a further investigation will be recommended. The property is not tested for radon; a radon test should be arranged if the property is located in a radon-affected area (information from UKradon.org).

Condition Ratings

The condition of the property is assessed using a rating system from 1 to 3, plus NI (Not Inspected). The ratings are described in full at the beginning of this report. The rating reflects the condition at the date of inspection.

Standard Terms of Engagement

1. The service. The Home Survey – Level 3 (Building Survey) service comprises a thorough physical inspection of the property and a detailed written report based on that inspection, prepared in accordance with the RICS Home Survey Standard (2021). The Surveyor will follow the Standard's mandatory inspection requirements and report on the matters set out in this report.

2. The surveyor. The Surveyor undertaking the inspection and producing the report is qualified to carry out a Home Survey – Level 3 and is a member of the Royal Institution of Chartered Surveyors (RICS). The Surveyor will provide an objective, independent and impartial report.

3. Before the inspection. The Client should advise the Surveyor before the inspection of any specific concerns about the property and any documents (planning consents, building regulations approvals, guarantees, leases, service charge details, etc.) that may be relevant. The Surveyor relies on access being available to the property and to the parts that the inspection is to cover.

4. Payment. The fee for the service is agreed in writing before the inspection takes place. Payment is due in accordance with the engagement letter. The report will not be issued until payment has been received in cleared funds, unless otherwise agreed in writing.

5. Cancellation. Where the Client is a consumer for the purposes of the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, the Client has a 14-day cancellation period from the date of the engagement letter during which the contract may be cancelled. If the Client expressly requests the inspection to take place within that 14-day period, the right to cancel may be lost once the service is fully performed. Nothing in these terms affects the Client's statutory rights under the Consumer Rights Act 2015.

6. Liability. This report has been prepared by a surveyor ("the Surveyor") solely for the use of the person named as the client in this report ("the Client"). The Surveyor owes no duty of care to any third party and any such party relies on this report at their own risk. The report is confidential to the Client and the Client's professional advisers and should not be disclosed to any other party without the Surveyor's written consent. The Surveyor's liability is limited to the extent set out in the engagement letter.

Complaints Handling Procedure

The Surveyor operates a complaints handling procedure, a copy of which is available on request. If the Client is not satisfied with any aspect of the service, a complaint should be made in writing to the Surveyor in the first instance. If the complaint is not resolved to the Client's satisfaction, it may be referred to the RICS Dispute Resolution Service.

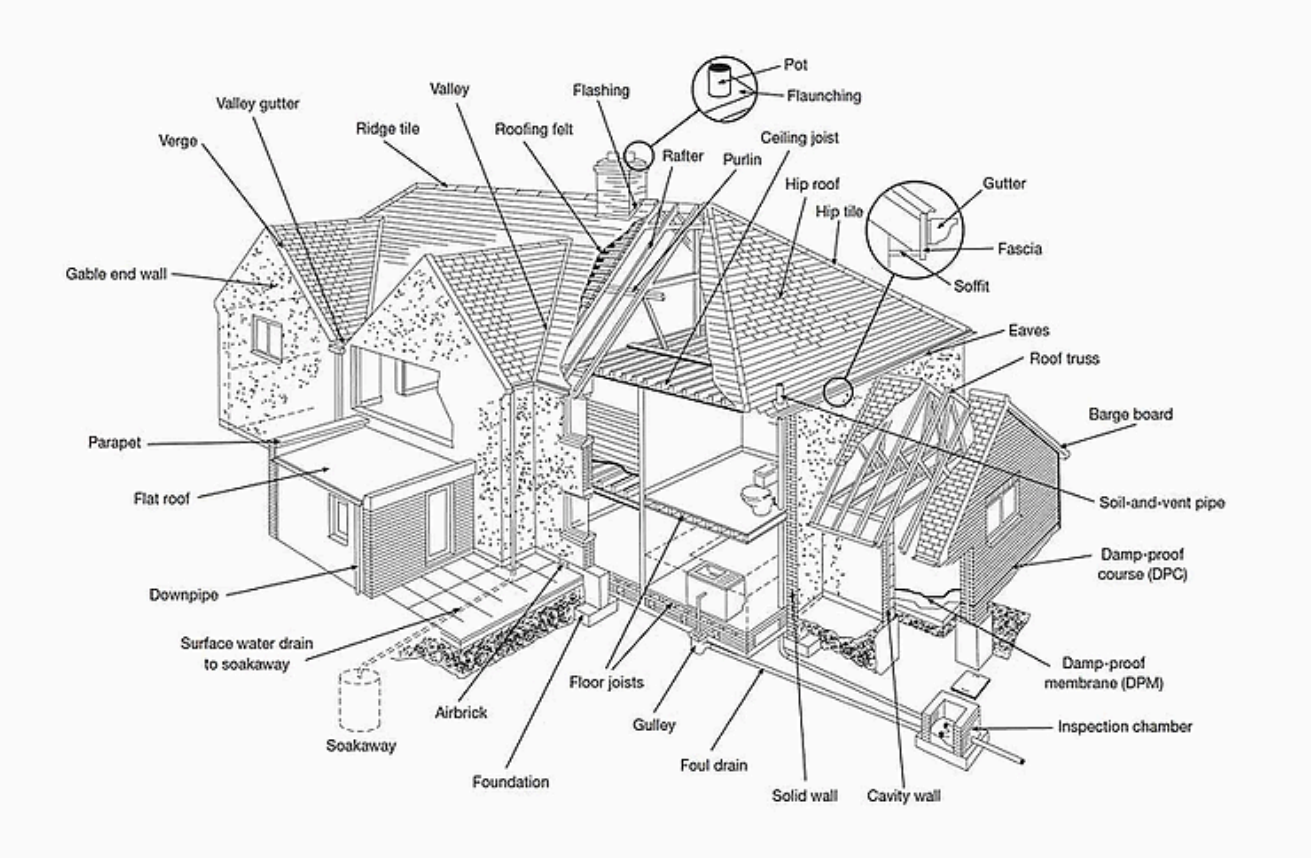
N

Typical house diagram

A labelled diagram of a typical house, so the part names used in this report are easy to follow.

N Typical house diagram

This diagram shows the standard part labels used throughout this report. Your property may not have every element shown. The elements present are detailed in the sections that describe the building.



The illustration is schematic. It shows where labels apply in principle, not the specific construction of your property.