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A. Inspection Information

Client Name	
Client Address	
Date of Instruction	
Property Address	
Senior Director	Gladston Matheson BSc(Hons), MRICS, C Build E MCABE
Company Name	KEYS Consulting Ltd
Company Address	c/o GP Accountancy and Taxation Solution Ltd, 77 Butler Road, Harrow, Middlesex HA1 4DS
Prepared By	Gladston Matheson
Date of Inspection	
Occupied/Unoccupied	Occupied
Weather	Dry, overcast and cold (10 celcius)
Report reference number	KEYS0

C. Overall Opinion

Condition

Our overall opinion of the property

This property is considered to be a reasonable proposition, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty with resale in normal market conditions.

Further investigations

None

Condition Summary

Condition 3 - Elements that require urgent attention

F. Services		1. Electricity
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Condition 2 - Elements that require attention but are not serious or urgent

E. Inside the property		4. Floors
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E. Inside the property		8. Bathrooms
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Condition 1 - Elements with no current issues

D. Outside the property		4. Main walls
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D. Outside the property		5. Windows
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D. Outside the property		6. Outside doors
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D. Outside the property		8. Other joinery and finishes
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E. Inside the property		2. Ceilings
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E. Inside the property		3. Walls and partitions
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E. Inside the property		5. Fireplaces, chimney breasts and flues
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E. Inside the property		6. Built-in fittings (e.g. kitchens)
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E. Inside the property		7. Woodwork (e.g. staircase and joinery)
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F. Services		5. Water heating
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B. About the Property

Condition	
Type of property	A1/A2 retail unit
Approximate year the property was built	1900-1929
Approximate year the property was converted	Circa 2021
Information relevant to the property	Refer to the freeholders report
Tenure and occupation	Leasehold, pastry shop
Accommodation	Open space, a counter and toilet.
Construction	Refer to the freeholder's report
Security	Refer to the freeholder's report
Means of escape	Refer to the freeholder's report
Energy Efficiency Rating	<p>Currently C74</p> <p>The current energy rating is above the typical existing stock of C68.</p> <p>The works associated with increasing the energy rating, relate to further wall insulation, together with upgrading the glazing, heating control etc.</p>
Services	<p>The men's heating is grid supplied electricity</p> <p>The built environment is controlled via heating and natural ventilation.</p>
Grounds	None
Location	The property is situated within an established residential/commercial area of similar aged property.
Facilities	Refer to the freeholder's report.
Local environment	Refer to the freeholder's report.

■ Observations

Introduction

Notes:

The shop is a corner plot comprising a sales area and a toilet. The area comprises seating and a counter. The ceiling is high, finished with timber and the floor is concrete. There is a large shop front on each side and a door in the middle.

Scope of instruction

This building survey report has been prepared in accordance with the Terms and Conditions of Engagement issued to you prior to the inspection. It is pointed out that this is a general building survey report. It is a report intended to give a general opinion as to the condition of the property and to enable you to plan for future maintenance.

Most Clients find it useful to read the Surveyor's Overall Opinion, Summary of Repairs and Further Investigations of the report first, to gain a 'general overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail. Prior to a legal commitment to purchase, you should conclude all of the further investigations we have recommended and have these and all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

This report has been prepared solely for the benefit of the named Client. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities, or investigations made to verify information as to the tenure and existence of any rights of way or easements.

Where work has been carried out to the property in the past, the surveyor cannot warrant that this has been done in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates, and statutory regulations.

This report is for the private and confidential use of the Client for whom the report is undertaken and should not be reproduced in whole or part, or relied upon by third parties for any use without the express written authority of KEYS Consulting Ltd.

The report aim

This Building Survey is produced by an RICS 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.

The Building Survey aims to:

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

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

Information Relied upon in this Report

No information was provided, but we relied on the online energy performance certificate.

D. Outside the property

0. Limitations of the inspection

We have estimated that the chimney stack, roof covering and rainwater pipes and guttering are outside of the property demise and responsibility of the leaseholder. Although refer to your legal advisor's in relation to the property demise and responsibilities.

D. Outside the property (continued)

4. Main walls

Condition 1

The main walls of the original building are of solid brickwork approximately 225 mm thick which is typical construction for the period. The elevations are finished with render at ground level. The render does not appear to have any significant structural cracking or dampness noted. The external render is in a general condition consistent with its age. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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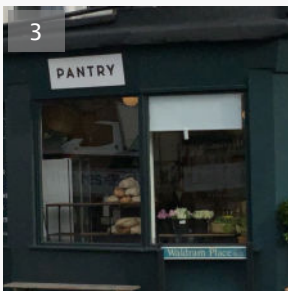


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5. Windows

Condition 1

The shopfronts are a metal variety with single glazing. Replacement windows provided improved energy performance, safety, and ventilation. The windows viewed appeared in reasonable condition. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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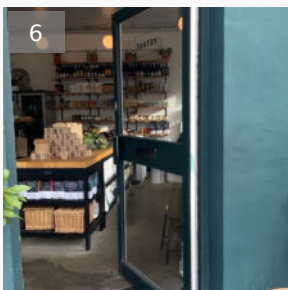


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6. Outside doors

Condition 1

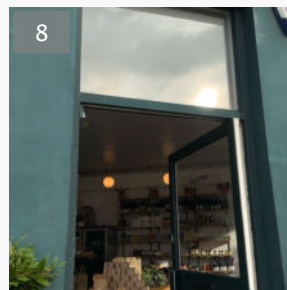
The front door is a replacement metal variety with single glazing. The door is incorporated within a metal frame that does not include a metal weather in the sill. The door and frame viewed are to a good serviceable standard and fully functional. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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D. Outside the property (continued)

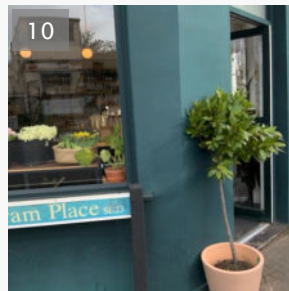
8. Other joinery and finishes

Condition 1

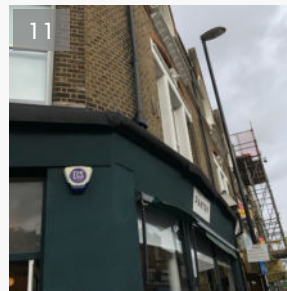
The external joinery and finishes is a fascia, and this is made of timber finished with paint. The timber appears in reasonable condition, free of advanced wet rot. The outside decoration appears slightly tired/weathered in parts but remains at a satisfactory standard. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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E. Inside the property

0. Limitations of the inspection

Although a condition rating has been included for the internal walls, these were obstructed in the main.

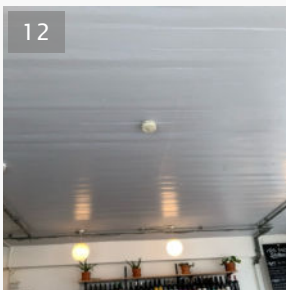
At the time of inspection, the shop had several visitors and this limited the inspection.

Moisture readings were taken except where furniture or other personal items did not permit access.

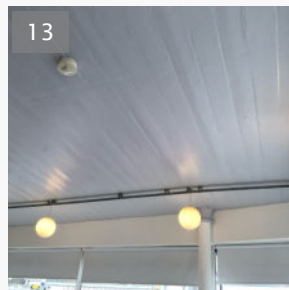
2. Ceilings

Condition 1

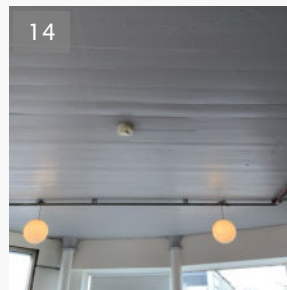
The ceilings are timber made of toughened and groove board finished with paint. Ceiling boards appear to be a reasonable standard, but the paint finish appears a bit tired. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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06/02/2024 11:36 (GMT)

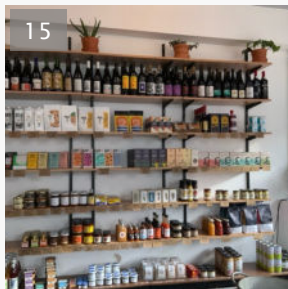
E. Inside the property (continued)

3. Walls and partitions

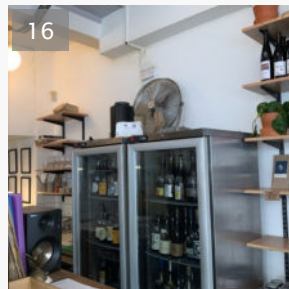
Condition 1

The internal walls and partitions are built of studwork covered with plasterboard. The wall surfaces are generally vertical with no significant cracking or dampness noted. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

Random moisture content tests were taken with a moisture meter. The reading ranged between 4% and 10 % across the ground floor. This is within the low reasonable tolerance of 15%. As a result, no significant dampness was detected. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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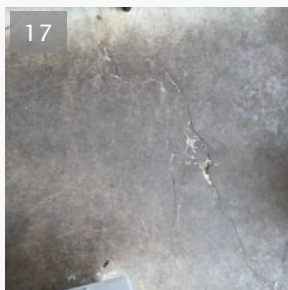


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4. Floors

Condition 2

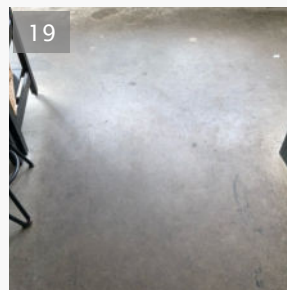
The ground floors are solid construction. Many older solid floors (usually before 1940) do not include a barrier against dampness from the ground (called a damp-proof membrane or DPM). These floors can be more vulnerable to dampness than floors with a DPM. Otherwise, the floor feels firm underfoot but reflects a small degree of crack damage at the front right hand. Condition rating 2. The defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.



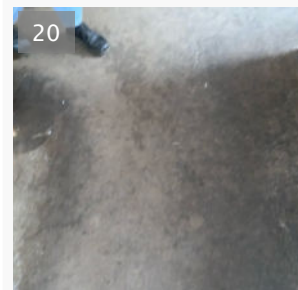
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E. Inside the property (continued)

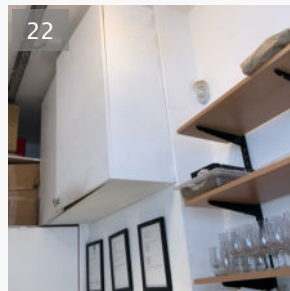
5. Fireplaces, chimney breasts and flues

Condition 1

The chimney breast has been closed, but there was no sign of dampness. In older properties, the fireplace and its chimney breast are designed to accommodate an open fire. Closing the chimney breast without the inclusion of ventilation damp patch can result. However, this was not evident at the time of the inspection. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



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6. Built-in fittings (e.g. kitchens)

Condition 1

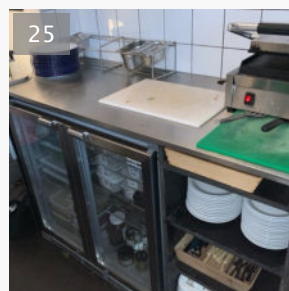
The shop is fitted with built-in fittings that are at a reasonable standard. The units are dated but have been maintained and remain fully functional. They have been fitted with a counter, a modest range of wall cupboards and units incorporating appliances and worktop surfaces. Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.



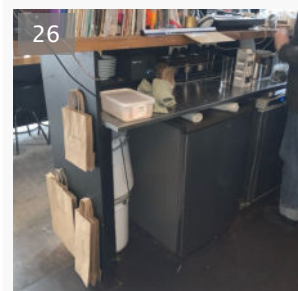
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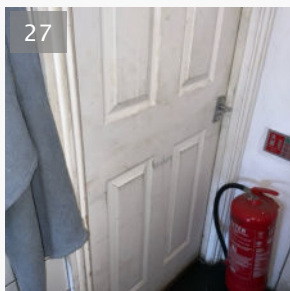


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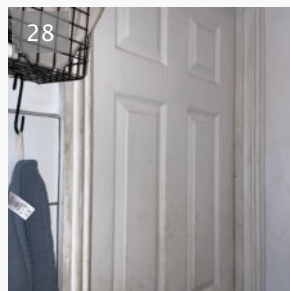
7. Woodwork (e.g. staircase and joinery)

Condition 1

The internal woodwork has been largely replaced. New internal door, skirting, architrave and window boards have been installed. The woodwork viewed is in a fair condition with only general wear and tear noted. Condition rating 1. No repairs are required. The property should be maintained in the normal way.



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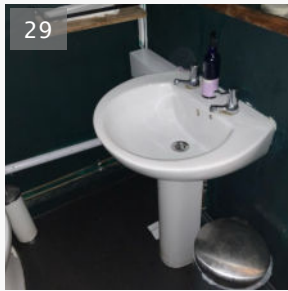
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E. Inside the property (continued)

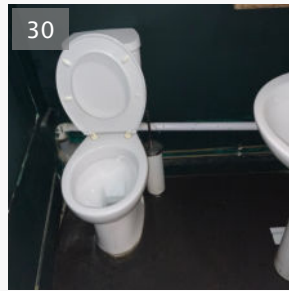
8. Bathrooms

Condition 2

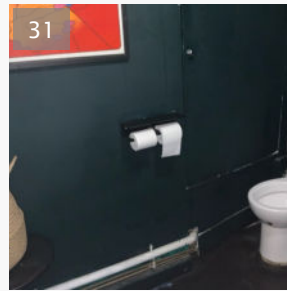
The fittings in the toilet comprise customary items i.e. toilet and wash hand basin. They appear to have been installed in recent times. No leaks or damage was viewed. The toilet does not comprise mechanical ventilation to extract moisture and smells. The omission of this equipment also means that there is no run-on function. The latter ensures that the extract system automatically keeps running after the lights are switched off. Condition rating 2. The defect needs repairing or replacement but is not considered to be serious or urgent. The property must be maintained in the normal way.



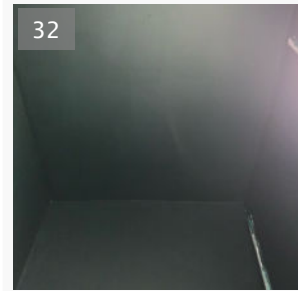
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F. Services

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 or meet modern standards.

0. Limitations of the inspection

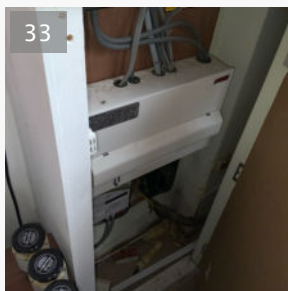
The service installations have been inspected visually where possible without causing damage to the structure, or removing protective coverings. Specialist tests have not been applied and conclusive tests can only be undertaken by a suitably qualified engineer.

1. Electricity

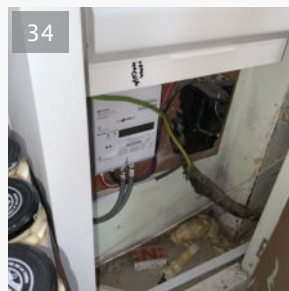
Condition 3

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

The property has a mains electricity supply. The electricity meter is located within an internal enclosure, together with the consumer unit. The supply is 60A and a standard/smart meter is installed. The visible wiring appears of the modern type. The electrical installation appears satisfactory with no obvious visual defects but much is hidden from view. As such systems require specialist knowledge. I saw no evidence that this electrical system has recently been inspected in the form of a test certificate. Condition rating 3. The defect is serious and/or needs to be repaired, replaced or investigated urgently. You should ask your legal adviser to confirm the validity of this evidence.



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F. Services (continued)

5. Water heating

Condition 1

The water heating system is electric and it produces instantaneous heat at the point of use. The local electric water heaters are likely to be the most affordable installation option when it comes to the upfront price of electricity it is more efficient to run. However, the time to heat water via electricity can be two times as long. But for a property of this size, this will not be an issue. Further, even though electric water heaters are more efficient than gas water heaters, you'll spend less money overall heating your water supply with gas. Condition rating 1. No repairs are required. The property should be maintained in the normal way.

H. Issues for your legal advisors

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

Notes:

Refer to the freeholders report.

J. Energy efficiency

As part of the marketing process, current regulations require the provision of an Energy Performance Certificate (EPC). 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.

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

Notes:

Currently C74

The current energy rating is above the typical existing stock of C68.

The works associated with increasing the energy rating, relate to further wall insulation, together with upgrading the glazing, heating control etc.

Expires: 14/06/2026

■ Declaration

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

Name of Surveyor: Gladston Matheson

Professional Qualification: BSc (Hons) MRICS

Surveyor's RICS Number: 0850121

Company Name: KEYS Consulting Ltd

Address: 69 Fisher Road, Harrow HA3 7JX

Email: gladston@key-consulting.co.uk

Mobile: 0747 2533 373

Website: www.keys-consulting.co.uk

Disclaimers

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Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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