



LEVEL 2

# Your survey and valuation report

**Property address**

120 Burgess House, St. James Boulevard,  
Newcastle upon Tyne, Tyne and Wear, United  
Kingdom, NE1 4BW

**Client's name**

Takam Realty Limited

**Inspection date**

24/04/2026

**Surveyor's RICS number**

6852306

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# A

## About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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.

# A

## About the inspection and report

### As agreed, this report will contain the following:

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

### About the report

#### We aim to give you professional advice to:

- make a reasoned and informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take account of any significant 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 that are not covered by the terms and conditions of this report must be covered by a separate contract.

### About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- 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.

 **Reminder**

Please refer to your **Terms and Conditions** received on the **27th Apr 2026** for a full list of exclusions.



## About the inspection

### Surveyor's name

Nicola Stokley

### Surveyor's RICS number

6852306

### Company name

Aston Bradley Chartered Surveyors

### Date of the inspection

24th Apr 2026

### Report reference

120 Burgess House

### Related party disclosure

We are not aware of any conflicts of interest as defined in relevant RICS documentation.

### Full address and postcode of the property

120 Burgess House  
St. James Boulevard  
Newcastle upon Tyne  
Tyne and Wear  
United Kingdom  
NE1 4BW

### Weather conditions when the inspection took place

At the time of inspection it was dry.

### Status of the property when the inspection took place

The property was occupied and furnished. The floors were covered. The property is occupied by tenants.

# B

## Overall opinion

This section provides our overall opinion of the property, 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 L, 'What to do now', and discuss this with us if required.

# B

## Condition ratings

### Overall opinion of property

The property has the particular disadvantage that there is ongoing structural movement that is being monitored. We also believe there to be an issue with the lease terms.

Elsewhere it is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we 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 needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. You should understand that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.

When an Element comprises one or more distinctive parts e.g. a Flat and a Pitched roof or a Porch and a Conservatory, the condition of all the parts will be described in the report. However, the Condition Rating given will be that which reflects the part in the worst condition. Where part of an Element is not visible, this will be made clear in the 'Limitations to inspection' at the beginning of each element group. The Condition Rating given refers only to the part which could be inspected.

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

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	Comments (if applicable)



### 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.

<b>Element no.</b>	<b>Element name</b>	<b>Comments (if applicable)</b>
D4	Main walls	
F1	Electricity	
F4	Heating	
F5	Water Heating	

# B

## Condition ratings



### 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	Comments (if applicable)
D3	Rainwater pipes and gutters	
E2	Ceilings	
E3	Walls and partitions	
E6	Built-in fittings	
E8	Bathroom fittings	



### Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
D6	Outside doors	
D9	Other outside the property	
E4	Floors	
E7	Woodwork	
E9	Other inside the property	
F3	Water	



### 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
-------------	--------------

D2	Roof coverings
F6	Drainage
F7	Common Services
G3	Other grounds



### Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D8	Other joinery and finishes
E1	Roof structure
E5	Fireplaces, chimney breasts and flues
F2	Gas/oil
G1	Garage
G2	Permanent buildings and other structures

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities



## About the property

### Type of property

The property comprises a converted studio flat being one of 110 in a 5 storey building previously used as offices.

### Approximate year the property was built

1950

### Approximate year the property was extended

### Approximate year the property was converted

2014

### Information relevant to flats and maisonettes

The property is served by a passenger lift.

### Construction

The walls are of steel frame construction with a masonry and tile outer face under a flat roof. The floors are of solid construction.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground								
First	1	1	1		1			
Second								
Third								
Other								
Roof Space								



## 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

C75

### Issues relating to the energy efficiency rating

The property is not as described in the EPC (wall construction and insulation.) Please note that some elements are outside the scope of this inspection.

### Main services

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

Gas

Electric

Water

Drainage

### Central heating

Gas

Electric

Solid fuel

Oil

### Other services or energy sources (including feed-in tariffs)

### Other energy matters

There are no other energy sources.



## Location and facilities

### Grounds

There is no garage or parking.

There are no gardens.

### Location

The property is situated in the city centre.

The close proximity of the commercial surrounding properties and main road would deter a number of prospective purchasers and affect future saleability.

### Facilities

You should familiarise yourself with the locality and its facilities before purchase.

### Local environment

The property is located in a former coal mining area. A copy of the coal mining report should be obtained to confirm the extent of any potential risk. Our report assumes that the result of this mining report will be satisfactory.

The property is believed to have been constructed upon shrinkable clay subsoil. Subsoils of this type can cause damage to buildings and services, particularly if there are prolonged dry weather spells.

# D

## Outside the property

# D

## Outside the property

### Limitations on the inspection

Our inspection has been undertaken predominantly of the subject flat, with sufficient information provided to give an overview of the condition of the building as a whole. Your Legal Adviser should check the lease to establish the extent of your liability, specified in the repairing covenants. It is important that you are able to determine which costs you are directly liable for, and which would be part of a shared cost to be reflected in future service charges.

We were unable to view the roof and cannot confirm its condition.

In accordance with the RICS instructions governing provision of the Level 2 Survey service, only a random sample of windows has been opened. As a result, it is possible that defects may exist with those windows not opened.

### D1 Chimney stacks

(NA)

Not applicable.

### D2 Roof coverings

(NI)

As noted earlier, we were unable to view the flat roof and cannot confirm the type or condition.

We cannot comment on the extent of any insulation which may be incorporated within the flat roof structure. Inadequate insulation here will result in unnecessarily high levels of heat loss. You should ensure that when the roof is next re-covered, insulation is installed to comply with current Building Regulations.

We could not see any ventilation to the roof structure. Unvented flat roofs of this type are prone to decay due to condensation forming in concealed areas. When this roof is re-covered, you should carry out the works to comply with current Building Regulations, incorporating suitable ventilation and insulation levels.

Flat roofs are known to have a limited lifespan. You should expect to carry out ongoing repair and periodic renewal. You should check and upgrade the supporting structure as necessary at this time.

### D3 Rainwater pipes and gutters

2

The property has PVCu gutters and downpipes to the front canopy.

It was not raining during the inspection and, consequently, it is not possible to confirm whether the rainwater goods are watertight.

The downpipe is damaged and requires replacement.

A downpipe is discharging directly on to the ground. This is unsatisfactory because it could cause damp, localised flooding and structural defects. Connection should be made to a proper drainage discharge point such as a drain or soak away.

### D4 Main walls

3

The flat forms part of a block constructed on a structural concrete or steel frame and clad externally with tile and masonry.

There are signs that the property is affected by serious structural movement as evidenced by significant cracking to the front right side and there is evidence that this is being monitored. The possibility of further movement occurring cannot be discounted. You must obtain a report from a Structural Engineer which should include a detailed analysis of the cause of the defect and the works that are required to remedy the problem, and associated costs.

Damp proof courses (DPC's) are built into properties to prevent the movement of ground moisture through the wall and prevent deterioration of internal fixtures and fittings and also to prevent high levels of moisture leading to wood rotting fungi.

We were unable to identify the DPC to the property due to the external finish.

### D5 Windows

1

The windows are double glazed, PVCu units.

These appear to be in generally satisfactory condition for their type and age with no signs of significant deterioration. Ongoing repair should be anticipated as part of future maintenance and redecoration cycles.

Your Legal Adviser should confirm that a FENSA Certificate or suitable alternative is available otherwise the installation may not comply with the Building Regulations.

The quality of sealed unit double glazed windows varies and we can give no assurances concerning their long term durability.

The junction between the window frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

**D6 Outside doors (including patio doors)**

1

The door to the flat is made of timber.

The door appears to be in generally satisfactory condition for its type and age with no signs of significant deterioration. Ongoing repairs should be anticipated as part of future maintenance cycles.

**D7 Conservatory and porches**

NA

Not applicable.

**D8 Other joinery and finishes**

NA

Not applicable.

**D9 Other**

1

The canopy over the front entrance appears to be in generally satisfactory condition for its age and with no significant defects noted. Normal ongoing maintenance will be required.

Flat roofs are known to have a limited lifespan. You should expect to carry out ongoing repair and periodic renewal. You should check and upgrade the supporting structure as necessary at this time.

# E

**Inside the property**

# E

## Inside the property

### Limitations on the inspection

The inspection of the main areas was restricted by floor coverings, items of furniture and storage.

The internal inspection was limited to the subject flat and immediately adjacent and accessible communal areas only

### E1 Roof structure

NA

Not applicable.

### E2 Ceilings

2

The ceilings are made of plasterboard.

These appear to be in generally satisfactory condition, with only minor hairline cracking which can be repaired as part of the next internal redecoration cycle.

Unevenness and cracking was noted in some areas, but this is not unusual for a property of this type and age. Repair works will be required when redecorating.

### E3 Walls and partitions

2

The internal walls and partitions are a mixture of solid and lightweight construction.

Minor cracking was noted to some walls. While not thought to be of structural significance, minor repairs will be required.

### E4 Floors

1

The floors are of concrete construction.

These are in generally satisfactory condition with no signs of significant deflection or distortion.

## E5 Fireplaces, chimney breasts and flues

NA

Not applicable.

## E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

The property has built in kitchen fittings.

The kitchen units appear to be adequately presented and generally satisfactory, subject to normal wear and tear. We assume that you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

The sealant has mould that should be removed.

Flexible sealants around sinks and worktops should be regularly checked and maintained. Damage may allow water penetration to enclosed areas beneath, which can cause rot and decay.

## E7 Woodwork (for example, staircase joinery)

1

This comprises the internal doors, frames, skirting boards and internal decorations.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixtures and fittings, and that some localised redecoration will be required. We expect that you have assessed the adequacy of decorations for your own purposes.

## E8 Bathroom fittings

2

This comprises the sanitary fittings.

All appear in generally reasonable and serviceable condition. We assume that you have already assessed their adequacy for your own purposes.

The mould on the seals should be removed.

There is insufficient heating in the bathroom.

Seals surrounding the sanitary fittings are a source of water penetration. These should be checked regularly and renewed as necessary.

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

The Control of Asbestos Regulations 2012 place a responsibility on the owners of blocks of flats to identify and manage any asbestos within the communal areas of the building, and your Legal Adviser should confirm that the appropriate management provisions are in place as required.

The Regulatory Reform (Fire Safety) Order 2005 places a responsibility on the owners of blocks of flats to identify and manage fire safety within the communal areas of the building in certain circumstances and your Legal Adviser should confirm that the appropriate management provisions are in place as required.

# 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.

## Services

### Limitations on the inspection

We could not locate the hot water tank, electricity meter and consumer unit.

**Safety warning for F1 Electricity:** *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.*

### F1 Electricity

3

Our visual inspection revealed no significant defects or deficiencies. However, in view of the guidance given above relating to change of occupancy, we recommend that the installation should now be checked by an appropriate specialist registered with either the NICEIC or similar approved body prior to exchange of contracts.

### F2 Gas/oil

NA

Not applicable.

### F3 Water

1

Mains water is supplied. The external stop valve could not be located and you should make enquiries of the local water company to ascertain its location.

We were unable to locate an internal stop valve and further enquiries of the seller are recommended. If one does not exist you should arrange for one to be fitted.

We cannot confirm whether the property has a water meter.

The supply pipes, where visible, are in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

#### F4 Heating

3

Heating is provided by an electric heater.

You should arrange for a suitably qualified person to check and test the system prior to exchange of contracts as a matter of safety, and to confirm condition.

#### F5 Water Heating

3

We assume the hot water is provided by the main heating boiler and is stored in a hot water storage cylinder which is fitted with a supplementary electric immersion heater.

You should arrange for a suitably qualified person to check and test the system prior to exchange of contracts as a matter of safety, and to confirm condition.

#### F6 Drainage

(NI)

The property has PVC waste pipes.

The property is believed to be connected to the mains drainage system.

As the property is a flat, an inspection of the drainage system is outside the terms of the service provided.

Gullies will require regular maintenance and cleaning.

Inspection chambers should be jet washed annually.

In view of the age of the property and the fact that the WC cisterns have been replaced with modern low flush volume designs, the drains should be regularly flushed through.

#### F7 Common Services

(NI)

The block containing the flat is served by a passenger lift.

We cannot comment upon the condition of the lift and you should ask your Legal Adviser to confirm with the Freeholders/Managing Agents that it has been properly maintained.

Your Legal Adviser should provide further information on any common services which may impact upon the maintenance costs to the building. Confirmation should be obtained from the managing agents that common services will be correctly maintained.

# G

**Grounds  
(including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

#### G1 Garage

Ⓝ

Not applicable.

#### G2 Permanent outbuildings and other structures

Ⓝ

Not applicable.

#### G3 Other

Ⓝ

The internal communal areas are satisfactorily maintained. We assume that maintenance is the responsibility of the management company and your Legal Adviser should confirm that proper maintenance arrangements are in place. Your Legal Adviser should also confirm with the management company that fire precautions to the communal areas are satisfactory, including appropriate fire certificates. For example, the Fire Safety (England) Regulations 2022 made it a legal requirement for responsible persons for all multi-occupied residential buildings in England with storeys over 11 metres in height to: undertake quarterly checks of all fire doors (including self-closing devices) in the common parts to undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts. The regulations also require responsible persons to provide to residents of all multi-occupied residential buildings with two or more sets of domestic premises (that have common parts) information on the importance of fire doors to a building's fire safety.

# 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.



# Issues for your legal advisers

## H1 Regulation

Not applicable.

## H2 Guarantees

Your Legal Adviser should check that valid guarantees exist for the works below and that these can be assigned to you on purchase.

- Roof replacement
- Previous underpinning
- Replacement double glazing
- Woodworm
- Damp
- Boiler replacement
- Japanese knotweed

### H3 Other matters

Some defects that require repair will have a direct effect on the subject flat. Others will not have a direct effect, but repairs will need to be carried out as part of the next planned maintenance cycle.

If the defect directly affects the subject flat, your Legal Adviser should notify the Freeholder/managing agent/factors and require the repairs to be undertaken in a suitable time scale. You should establish the cost of the works and the share of the cost that you will be required to pay. If the repairs are not covered by the repairing covenants in the lease, the repairs will be your own responsibility. If so, you should arrange for an appropriately qualified contractor to carry out a full investigation prior to exchange of contracts, to establish the full extent of the upgrading or replacement required, and the cost.

For defects that affect the block more generally, your Legal Adviser should contact the Freeholder/managing agent to establish whether they are aware that these works are required. You should find out when the next maintenance cycle is due and the likely cost to you.

Your Legal Adviser should also check that the requirements of the Regulatory Reform (Fire Safety) Order 2005, the Control of Asbestos in the Workplace Regulations and the Fire Safety (England) Regulations 2022 have been complied with as necessary.

The property is currently tenanted. Your Legal Adviser should confirm that vacant possession will be given on legal completion.

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;

Road adopted;

Drainage;

Ownership / maintenance of boundaries;

Rights of Way;

Shared driveways;

Mining risk;

Party walls;

Shared services;



## 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 not be reasonably changed.

# Risks

## I1 Risks to the building

C: Local environment – shrinkable subsoil; mining;

D3: Rainwater pipes and gutters – defective;

D4: Walls – defective;

F1: Electrics – safety check;

F3: Water – defective;

F4: Heating – safety check;

F5: Hot water – safety check;

## I2 Risks to the grounds

C: Local environment:

former mining area;

shrinkable subsoil;

## I3 Risks to people

C: Local environment – shrinkable subsoil; mining;

D4: Walls – defective;

F1: Electrics – safety check;

F3: Water – defective;

F4: Heating – safety check;

F5: Hot water – safety check;

## I4 Other risks or hazards

The close proximity of the commercial premises and busy road may affect value and future enjoyment of the property.

# J

## Property valuation

# J

## Property valuation

This valuation has been undertaken in accordance with the *RICS Valuation - Global Standards* (Red Book Global Standards) - which includes the *International Valuation Standards*.

In my opinion the market value on **24th Apr 2026** as inspected was:

£35,000 Thirty Five Thousand Pounds

In my opinion the current reinstatement cost of the property (see note below) is:

£100000 One Hundred Thousand Pounds

### Tenure

No information has been provided in respect of the lease. Our valuation assumes an unexpired lease term in excess of 85 years with no onerous terms or charges. Should it transpire that the lease is significantly less than this, you should contact us immediately as this may have a material effect on our valuation.

### Area of property (sq m)

25

### ! Arriving at my valuation, I made the following assumptions:

#### Regarding the materials, construction, services, fixtures and fittings, etc, I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

#### Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are

under local-authority, not private, control).

### **Reminder**

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

#### **Any additional assumptions relating to the valuation**

The property is currently tenanted, the valuation is based upon the special assumption of vacant possession.

No information has been provided in respect of the lease. Our valuation assumes an unexpired lease term in excess of 85 years with no onerous terms or charges. Should it transpire that the lease is significantly less than this, you should contact us immediately as this may have a material effect on our valuation.

The valuation above is provided on the basis that a Structural Engineer's Report is obtained, recommending no notable remedial works, in respect of the significant and possibly progressive movement noted to the property.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

#### **Other considerations affecting value**

The estimated insurance reinstatement valuation is provided as a guide only and it is assumed that the block will be insured as a whole by the Freeholder.

The close proximity of the commercial premises would deter a number of prospective purchasers and affect future saleability.

**Note:** You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M. The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.



**K**

## **Surveyor's declaration**



# Surveyor's declaration

**Surveyor's RICS number**

6852306

**Phone number**

01916912699

**Company**

Aston Bradley Chartered Surveyors

**Surveyor's address**

12 Beaumont Way

**Email**

durham@astonbradley.co.uk

**Website**

**Property address**

120 Burgess House  
St. James Boulevard  
Newcastle upon Tyne  
Tyne and Wear  
United Kingdom  
NE1 4BW

**Client's name**

Takam Realty Limited

**Date this report was produced**

29th Apr 2026

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

# L

## What to do now



## Further investigations and getting quotes

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.

### 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 quotations 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.



# M

## **Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement**

## Description of the RICS Home Survey Level 2 (Survey & Valuation) service and terms of engagement

### The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

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

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

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take account of any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchase the property.

Any extra services provided that are not covered by the terms and conditions of this 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.

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.

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

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.

## 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 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

## Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, 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 these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('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 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 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. 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 and valuation) 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 investigations 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 and valuation) 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 and valuation) 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 significant 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 and valuation) report will identify and list the risks, and explain the nature of these problems.

## The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

### Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

### The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local- authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and in line with current Building Regulations and other legal requirements.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property

## Standard terms of engagement

**1 The service** - the surveyor provides the standard RICS Home Survey Level 2 (Survey & Valuation) service described in this section, unless you and the surveyor agree 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 (after repairs).

**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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation and are a member of the RICS Valuer Registration Scheme.

**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 the surveyor's 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

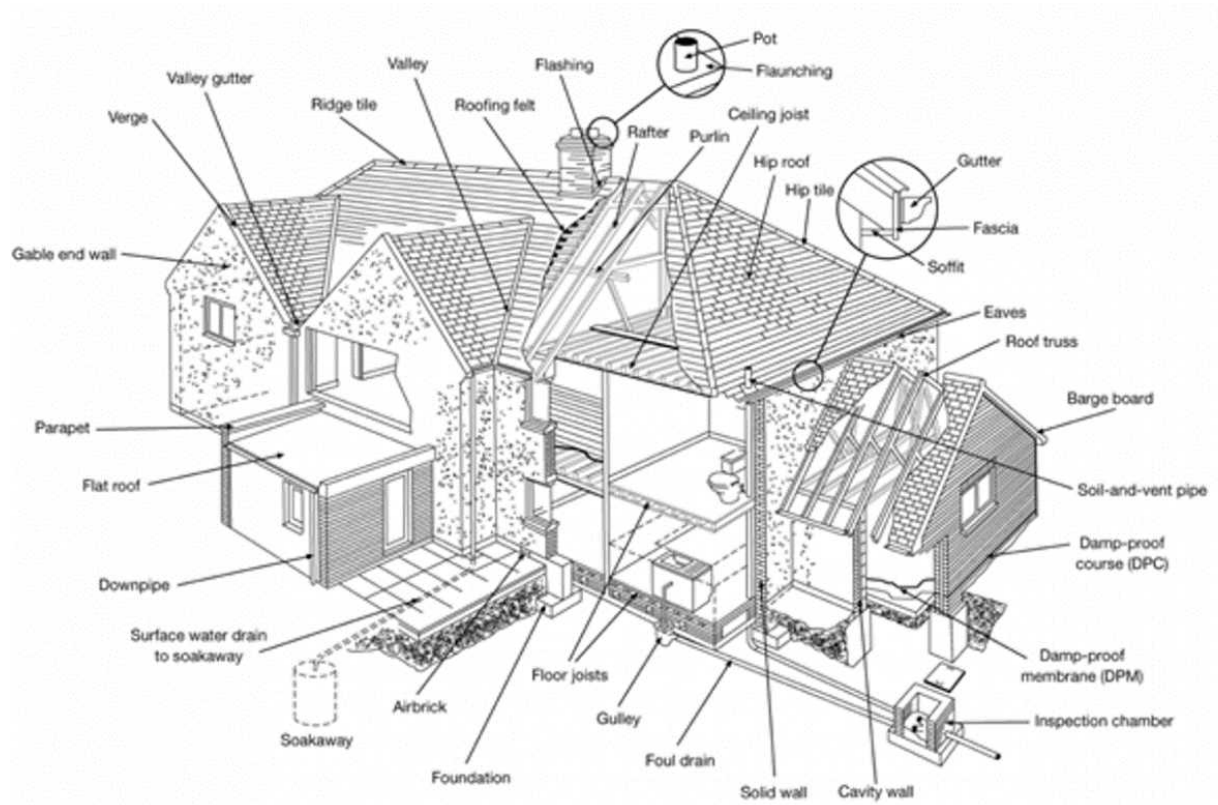
The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress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

# N

## Typical house diagram

## Typical house diagram

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



## RICS disclaimer

### You should know...

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