



LEVEL THREE

Your survey report

Property address

Teynham Community Hall, 89 Station Road,
Teynham, Kent, United Kingdom, ME9 9DU

Client's name

Teynham Parish Council

Inspection date

19/03/2026

Surveyor's RICS number

6520358

3

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A

About the inspection

This RICS Home Survey – Level 3 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.

A

About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a 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.

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about these parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in parts D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 **Reminder**

Please refer to your **Terms and Conditions** received on the **25th Mar 2026** for a full list of exclusions.



About the inspection

Surveyor's name

Justin Vasey

Surveyor's RICS number

6520358

Company name

JV Surveying (South East) Ltd

Date of the inspection

19th Mar 2026

Report reference

Teynham Community Hall

Related party disclosure

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

Full address and postcode of the property

Teynham Community Hall
89 Station Road
Teynham
Kent
United Kingdom
ME9 9DU

Weather conditions when the inspection took place

The weather was dry with temperatures of around 15 degrees.

Status of the property when the inspection took place

The property had some items in storage as would be expected with a community hall. The hall is in regular use however was not in use at the time of the inspection.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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 been generally well maintained with various past projects carried out already. With the age of the property, there are expected areas of maintenance due on the property as well as areas expected in the coming years. There will be some extensive costs involved such as the works to the main roof.

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'.

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
1	Not applicable.	

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	Downpipe disconnected from gutter, will cause water overflows onto brickwork. Blockages noted.

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)
D2	Roof coverings	Areas of smaller repairs required to main roof and flat roof due to small holes noted and slipped material. New main roof to be considered for the next 10 years.
D4	Main walls	Some small areas of repointing to be carried out in the next few years. Monitor step cracking to right side.
D5	Windows	No current issues with the windows, however lintel failure may occur in the next 10 years or so. To be monitored.
D8	Other joinery and finishes	Weathered fascia boards noted.
E2	Ceilings	Some ceiling tiles to be replaced in main hall.
F4	Heating	Main heating system awaiting replacement. Recommend replacing smaller electric bathroom heaters.



Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D6	Outside doors	
D9	Other outside the property	
E1	Roof structure	
E3	Walls and partitions	
E4	Floors	

E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
F1	Electricity	
F3	Water	
F5	Water Heating	
F6	Drainage	
G3	Other grounds	



Elements not inspected

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

Element no.	Element name
F2	Gas/oil



Elements not applicable

Elements that have not been inspected.

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
E5	Fireplaces, chimney breasts and flues
E9	Other inside the property
F7	Common Services
G1	Garage
G2	Permanent buildings and other structures

B

Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)
Replace electric wall heaters to bathrooms x 3	Approx. £200 per heater for product and labour.
Carry out small sections of repairs to main roof in the next few years.	Pricing not possible without knowing number of areas requiring repairs.
Recommend full roof replacement to be required in the next 10 years	Likely to be between £50,000 - 100,000.
Felt flat roof requires a slipped section to be repaired ideally before the next winter.	Approx. £250-450 for material and labour.
Reconnect dropped downpipe joint to front of property. Carry out full gutter cleaning due to blockages noted.	Could be refitted by non-professional.
Small localised repointing sections in the next few years.	Allow one day - £300-400
Fascia boards will require sanding and decoration in the next few years.	Pricing not possible without measuring all lengths and obtaining quotes.
Some ceiling tiles to be replaced over the coming years in the main hall.	Adhoc small costs to replace tiles as and when required.

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Some monitoring of external and internal cracks have been recommended.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

Community/Village Hall, detached from any houses.

Approximate year the property was built

Likely 1970-80's.

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

Masonry construction with cavity brick walls. Asbestos panelled roof with concrete supports. Additional felt flat roof section. PVC rainwater pipes (deep flow products along left façade). Timber fascia boards. PVC and composite security doors. UPVC double glazing windows.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground				3	2			1 x Main Hall. 3 x storage/office rooms.
First								
Second								
Third								
Other								
Roof Space								

Means of escape

The property has a means of escape through two front doors and then options of two side doors, with escape out of the rear grounds possible through the side gates. There are no fire escape windows to the property.



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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

Not applicable - Non residential building

Issues relating to the energy efficiency rating

Not applicable - Non residential building

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)

A Powrmatic gas-fired warm-air heating unit located in the roof void, supplying the hall via ducted distribution. The presence of a flue confirms it is not electrically powered.

Other energy matters

Not applicable - Non residential building



Location and facilities

Grounds

The property has a parking area to the front which is hardstanding. There is access either side of the property via gates which lead round to the rear garden area with lawn sections.

Location

The property is located in the village of Teynham situated between the Roper Road and Bradfield Road entrances.

Facilities

Not applicable.

Local environment

Not applicable.

Other local factors

Not applicable.

D

Outside the property

D

Outside the property

Limitations on the inspection

The inspection was non-intrusive. Only areas where access was arranged and provided were inspected. It should not be assumed areas that could not be inspected are free from defect. External areas are inspected from outside the property from ground level. Where necessary, a camera zoom is used for closer inspection. We are however unable to comment fully upon the condition of any concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation. If it was not raining heavily at the time of the inspection, there may be leaks or defects which only become apparent during periods of heavy rain around the roof and chimney stacks. If evidence of leaks are found, this will be raised within this report.

D1 Chimney stacks

NA

Not applicable.

D2 Roof coverings

2

The main hall has asbestos roof panels to the roof along with an area of felt flat roof above the office, store rooms and kitchen sections. The roof coverings were inspected from ground level, using a camera zoom where required along with inspection via a ladder.

When inspecting the loft space where the heating system is stored, areas of daylight could be noted through the roof panels (facing out to the flat roof area). Some staining was noted across various ceiling tiles in the main hall suggesting past leaks.

There were some areas between the main roof and flat roof surface where section of asbestos panels have dropped away from the main roof. There were some fixings noted to the roof panels which are very worn/rusted. This is usually the common place for water ingress to occur over time.

It is clear that over the coming few years, sections of patch repairs will be required where holes form in the asbestos panels. This can usually be overlay sections of GRP plates or metal sheets.

You should however be expecting to carry out full replacement of the main roof in the next 10 years due to expected further wear to fixings.

To the flat roof section, one area to the upstand was noted to have dropped (can be seen from the front of the building where the flat roof meets the asbestos panels). This will likely be causing water ingress issues and should be pushed back into place, bonded and sealed. This should be carried out ideally before the next winter period, but as soon as possible if recommended. Other than this area, the overall condition of the roof felt looked to be in good condition and should last for the next 15 years or so.



Daylight through roof panels.



Daylight through roof panels.





Worn fixings.







Area of slipped roof felt.



D3 Rainwater pipes and gutters

3

The property has PVC gutters and downpipes installed. No loose or missing areas of guttering were noted overall. There is an area to the front of the property where a downpipe has disconnected from the gutter outlet. This should be fixed back in place and supported so it does not drop again.

Various areas of blocked guttering were noted so these should be cleaned out as soon as possible as they can lead to damp ingress. These areas were mainly to the right side guttering and the front sections above the smaller kitchen windows.

There is a downpipe to the rear of the property which allows rainwater to run straight onto the ground below. This could cause some future issues if the ground area becomes soaked. I would recommend that a section of pipework be run out to the nearby bushes or a french drain/ACO drain be installed to take surface water away from the building.



Dropped downpipe.



Blocked gutters.







Downpipe exit out onto earth around main walls.

D4 Main walls

2

The external walls were inspected for any major recent structural cracking of which no issues of this nature were noted. To the right side of the property, near a store room window, there was some step cracking from a window sill down to ground level. This did not appear to be recent and has not opened up more than 5mm. It is recommended that the cracking be monitored over the next few years to ensure no further movement occurs. If this does happen, further investigation will be required.

There are some small areas of localised repointing likely to be required in the next few years as some weathering was noted. These were above the front/side door (below where the flat roof is located). An area near the lintel should also be repointing to stop any issues with moisture ingress.













D5 Windows

2

The property has UPVC double glazing windows installed throughout. All accessible windows were tested from inside the property by operating the handles and mechanisms. They were also inspected externally around the frames and sealants. All windows were found to be operating properly and locking securely. The external frames were in good condition overall.

Unfortunately, it does appear the window lintels have been installed incorrectly. It is usually expected for lintels to span past the window opening on each side of at least 150mm. The lintels appear to be resting on top of the window frames. So far, this does not appear to have caused any structural issues as the windows were still opening and no dropped brickwork or concerning cracks were noted.

The UPVC windows have a lifespan of around 15-25 years. When new windows are installed, new lintels should be installed which will of course increase the cost of the future works. I would recommend that the lintels and brickwork be monitored over the coming years. If concerning cracks or bowing start to appear, then the lintel would have failed and you could have them replaced as and when this occurs. Glass cracking would also point towards lintel failure as the increased load will cause stress on the glass.











D6 Outside doors (including patio doors)

1

The property has four external doors; two doors to the front and two side doors. Each door was accessible and found to be operating properly. The surfaces were generally in good condition, (increased expected wear to the main front door due to high usage). Overall, no replacement doors will be required, for at least the next 10 years.

Please note the comments on the lintels to the windows will also apply to the doors as the same issues were found (although less likely due to the narrower width of door openings compared to window openings).







D7 Conservatory and porches

NA

Not applicable.

D8 Other joinery and finishes

2

The property has timber fascia boards behind the main guttering to the main building, and then also some original timber boards are still in place behind the entrance roof panelling. The fascia's to the main building were weathered and worn. These will likely require sanding and redecoration in the next few years.

The boarding behind the entrance roof panels will likely fail in the next 5 years or so leading to loosening fixings to the surfaces. If this occurs, then the roof coverings would need removing so that the original timber areas can be replaced.





D9 Other

1

There is an asbestos soil pipe at the side of the property. Providing this remains undisturbed and not damaged, then this will not present any health risks.



E

Inside the property

Inside the property

Limitations on the inspection

The inspection was non-intrusive. Only areas where access was arranged and provided were inspected. It should not be assumed areas that could not be inspected are free from defect.

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

E1 Roof structure

1

The property has an accessible loft space through the disabled bathroom. There is a ladder installed for access. This does present a small percentage of the roof structure as the main hall ceiling tiles can not be easily lifted and removed due to insulation laying on the top of them.

To the accessible roof space area, no concerning cracking was noted to the brickwork on the gable end. No cracking or damage was noted to the roof supports. Comments have already been made on some damage noted to the asbestos roof panels where daylight could be noted so have not been raised again in this section.











E2 Ceilings

2

Due to the age of the property, it is common to see hairline cracks between the ceilings and walls. This can also be due to thermal changes inside the property. The ceilings were inspected for any concerning cracks or other damages.

It should be noted that due to the age of the property, some of the ceilings have an Artex surface which may contain traces of Asbestos (some labels were noted to confirm this is the case).

No concerning damages or major cracking was noted to the ceilings overall.

Through the main hall, there are ceiling tiles installed. A number of damaged tiles were found as well as some stained from past water leaks. In the next few years, there will be various tiles requiring replacement.













E3 Walls and partitions

1

The main internal walls to the property were inspected for any concerning structural cracks or other damages. Due to the age of the property and thermal changes, it is common to see hairline cracks which can be attended to during internal decorating. There was some cracking to the rear office, rear wall however no external cracks were noted. This is likely due to general settlement and thermal changes, however it is advised to monitor the cracking over the coming few months for any changes. There are some general cracks and loosening plaster surfaces in the main hall which is to be expected with the age of the property and high usage. Some slight cracks were noted under the roof supports due to these areas being stress points. You should expect to carry out cyclical redecoration through the property however no concerning cracking was noted overall to the accessible wall surfaces.





Because of the risks from hot surfaces, food and drink, unaccompanied children are not to be permitted in the kitchen



E4 Floors

1

The main hall has undergone full restoration to the main flooring in the last 5 years or so. No issues were noted such as current damage or excessive wear other than expected marks through regular use.

The carpet to the main entrance is a hard wearing product and was in good condition. It is likely that this will remain in good condition for the next 5 years at least.

There are some tiled floor surfaces to store rooms, which appear to be original and therefore likely contain traces of asbestos. No damaged areas were noted where any health risks would be present. However should any future damage occur and tiles become disturbed and start to crack, then these should be safely removed. You may wish to consider installing a carpet or vinyl overlay to protect the tiles against any future damage.









E5 Fireplaces, chimney breasts and flues

NA

Not applicable.

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

1

There are two kitchens to the hall (main kitchen and secondary smaller kitchen). The units were in good condition overall with no major wear or damages noted. The worktops were also in good condition with no excessive wear noted to the surfaces overall. The kitchens do not appear to require renovation and should remain in this state for the coming 10 years at least if properly maintained.











E7 Woodwork (for example, staircase joinery)

1

The property has timber internal doors to each room. A number of doors were inspected and tested. No major issues were noted where replacement doors would be required. Some doors are fire doors with self closing mechanisms which were found to be operating properly.









E8 Bathroom fittings

1

The hall has three bathrooms with a toilet in each bathroom and urinals to the male bathroom. There are sinks installed as well. The units were generally in good condition with no damages noted or evidence of water leaks. No major wear was noted to the taps or loose fixings. The bathrooms do not appear to require renovation and should remain in this state for the coming 10 years at least if properly maintained.









E9 Other

Ⓝ

Not applicable.

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.

F

Services

Limitations on the inspection

The inspection was non-intrusive. Only areas where access was arranged and provided were inspected. It should not be assumed areas that could not be inspected are free from defect.

We have not carried out any testing of any of the service installations and our assessment is based on a visual inspection only.

Condition ratings assume that current compliance certificates are available for all services which should be verified. In the absence of appropriate certification, condition ratings would by default reduce to the lowest level, which is condition rating 3.

The Surveyor does not carry out specialist tests. The visual inspection does not assess the services to make sure they work properly and efficiently and meet modern standards. You are, therefore, advised to not only confirm service history records, confirming the date the installations were last serviced, but you should also deem it prudent to have the installations fully checked to ensure they are in a fully serviceable and safe working order.

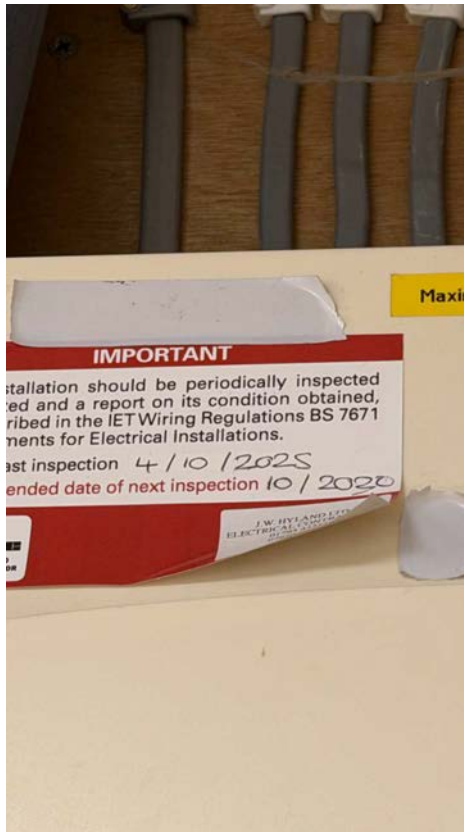
Safety warning for F1 Electricity: *Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact Electrical Safety First.*

F1 Electricity

1

There were multiple fuse boards found inside the property; one to the rear of the stage area and another board inside the smaller kitchen. It is recommended that domestic electrical installations are tested at least once in every 5-10 years. If there is no record of a test certificate within this period then I recommend that the system is tested by a qualified electrician. The label on the boards confirms the last inspections were carried out in 2025 so are currently within date.





Safety warning for F2 Gas/oil: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

F2 Gas/oil

(NI)

The location of the gas supply could not be found during the inspection (there were some cupboards found to be locked at the time of the inspection).

F3 Water

1

No issues with the water supply were noted during the inspection or evidence of leaks from visible plumbing. The standard of the water pressure to the bathrooms and kitchens was acceptable.

F4 Heating

2

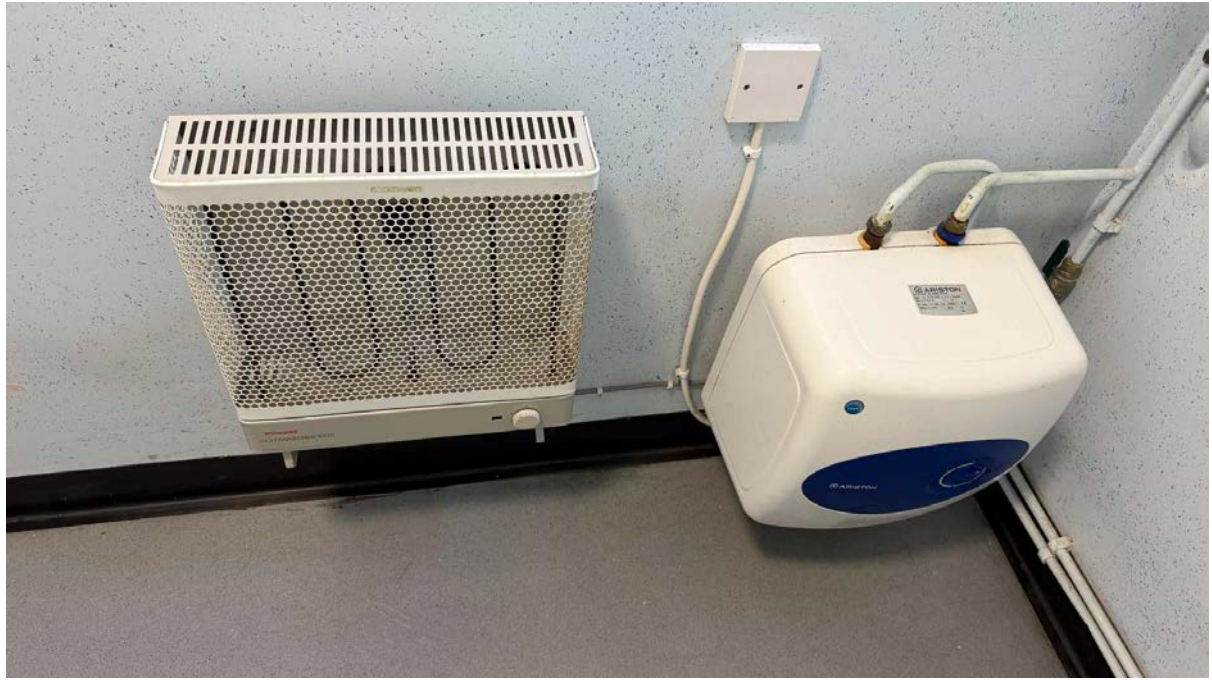
Heating to the property is provided by a Powrmatic warm-air unit located within the roof void. It is understood to currently not be operating due to considerations being given to replacement.

There are also electric wall heaters installed to bathrooms and the rear office area. The bathroom heaters were noted to be very old

The heater in the rear office appears to be a more modern product and does not require replacing.







F5 Water Heating

1

During the inspection, the hot water supply equipment was inspected to the bathrooms and kitchens. These appear to be supplied by electric water heating units (located on walls and under kitchen worktops). No gas powered combi boiler was noted inside the property.



F6 Drainage

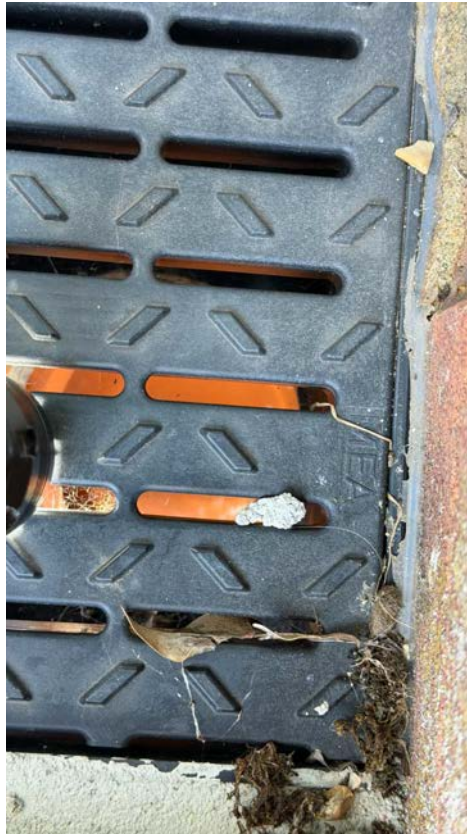
1

There is inspection chamber located to the left side grounds along with rodding points to the soil stack vent section, which can be used to carry out jetting or rodding should any future drainage issues occur. No evidence of blockages or collapse were noted.

There is an ACO surface water drain by the left side door which should be kept clean of debris. This can be carried out by lifting the grating. It is understood to be connected to a fairly recent (last 10 years) surface water drain run out to the front of the property.







F7 Common Services

Ⓝ

Not applicable.

G

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

G

Grounds (including shared areas for flats)

Limitations on the inspection

The inspection was non-intrusive. Only areas where access was arranged and provided were inspected. It should not be assumed areas that could not be inspected are free from defect.

G1 Garage

Ⓝ

Not applicable.

G2 Permanent outbuildings and other structures

Ⓝ

Not applicable.

G3 Other

1

To the front and rear grounds, there are various boundary lines with timber fencing installed. No collapsed panels or loose posts were noted overall. To the front car park, there are front boundary brick walls. There are signs of general weathering and settlement (age related) cracks, however no major damage or loose brickwork was noted where rebuilding the walls would be required.











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

Not applicable.

H3 Other matters

Not applicable.



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

We noted no evidence of any significant recent structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters with the age of the property.

Long term monitoring would of course, be necessary to be categoric regarding the structural condition. An external crack has been recommended for monitoring as well as some internal cracking.

Comments have been supplied on possible future issues over the incorrect installation of the window lintels.

I2 Risks to the grounds

No major risks noted overall.

I3 Risks to people

No major risks noted. Should any damage be noted to asbestos elements, there would then be health risks and these should be addressed immediately.

I4 Other risks or hazards

No other risks noted.

J

Energy matters

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

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

J

Energy Matters

J1 Insulation

Given the building's estimated construction date, the external walls are likely to be of cavity construction with original partial-fill insulation, in line with Building Regulations of the period. The presence and condition of insulation cannot be confirmed without invasive inspection.

There was insulation noted above the ceiling panels in the main hall section along with insulation to the accessible loft space where the heating equipment is installed.

J2 Heating

Heating to the property is provided by a Powrmatic warm-air unit located within the roof void. This is a gas-fired, ducted warm-air heating system, typical of community buildings of this age and type. Warm air is distributed through a network of galvanised ducts serving the main hall area.

The presence of a flue and associated combustion pipework confirms that this is not an electrically powered system.

It is understood that the system is currently not working.

There are also some electric wall heaters installed to the bathrooms and rear office.

J3 Lighting

As the property is a commercial building, there is no EPC available which would usually confirm if Energy Efficient Lighting was installed.

J4 Ventilation

There are extractor fans installed to the bathrooms along with extractor hoods in the kitchen areas.

At the time of inspection no significant evidence of condensation or associated mould growth was noted, which suggests that the current provision for ventilation is adequate.

J5 General

Not applicable.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

6520358

Phone number

07949452979

Company

JV Surveying (South East) Ltd

Surveyor's address

Studio 57, Jewry Lane, Canterbury, England, CT1 2NP

Year	Establishment	Qualification
2015	College Of Estate Management	Diploma In Surveying Practice
2021	RICS	Assoc.RICS

Email

info@jvsurveying.co.uk

Website

www.jvsurveying.co.uk

Property address

Teynham Community Hall
89 Station Road
Teynham
Kent
United Kingdom
ME9 9DU

Client's name

Teynham Parish Council

Date this report was produced

25th Mar 2026

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

A rectangular box containing a handwritten signature in black ink. The signature is stylized and appears to be the name 'Wesley'.

L

What to do now



Further investigations and getting quotes

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

Getting quotations

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

You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors 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 these 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.



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**Description of the RICS Home Survey -
Level 3 service and terms of
engagement**

Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

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

The surveyor who provides the Home Survey - Level 3 Service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and 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.

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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), 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 results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisors

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

1 The service - The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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, value and report on the property.

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

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property and explain (where necessary) the extent and/ or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

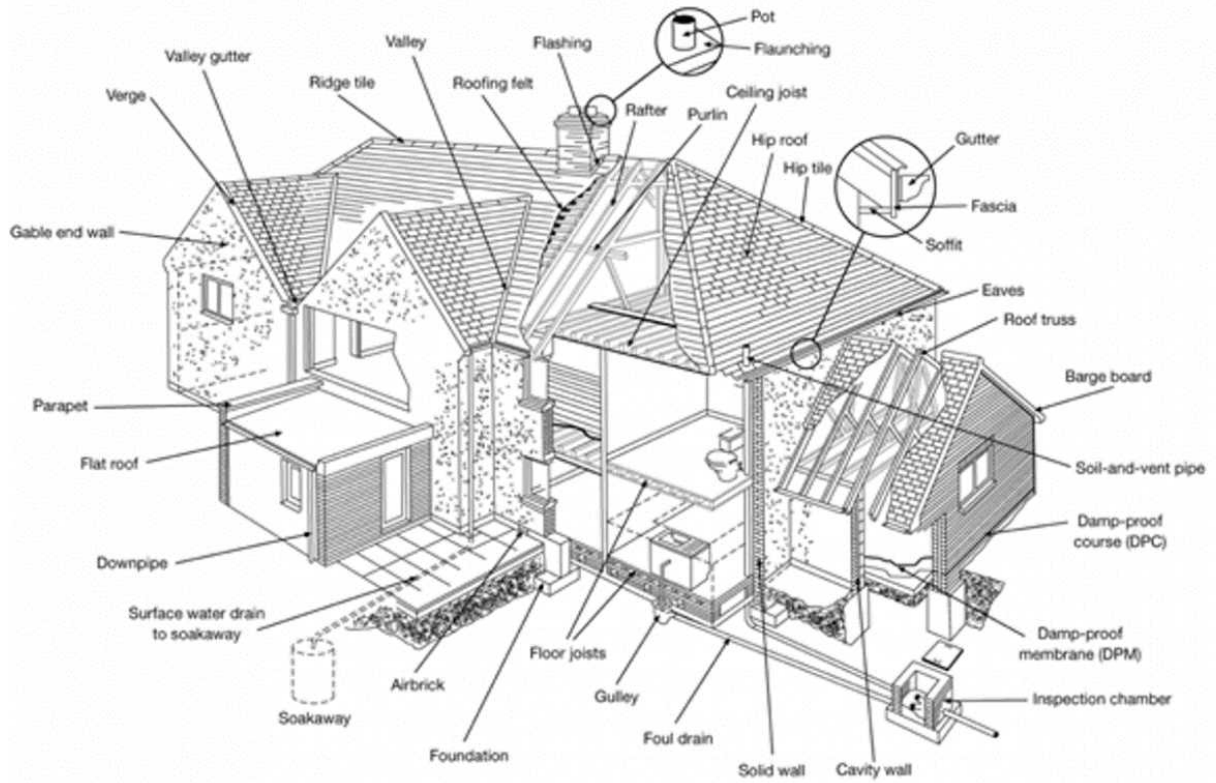
surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please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

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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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