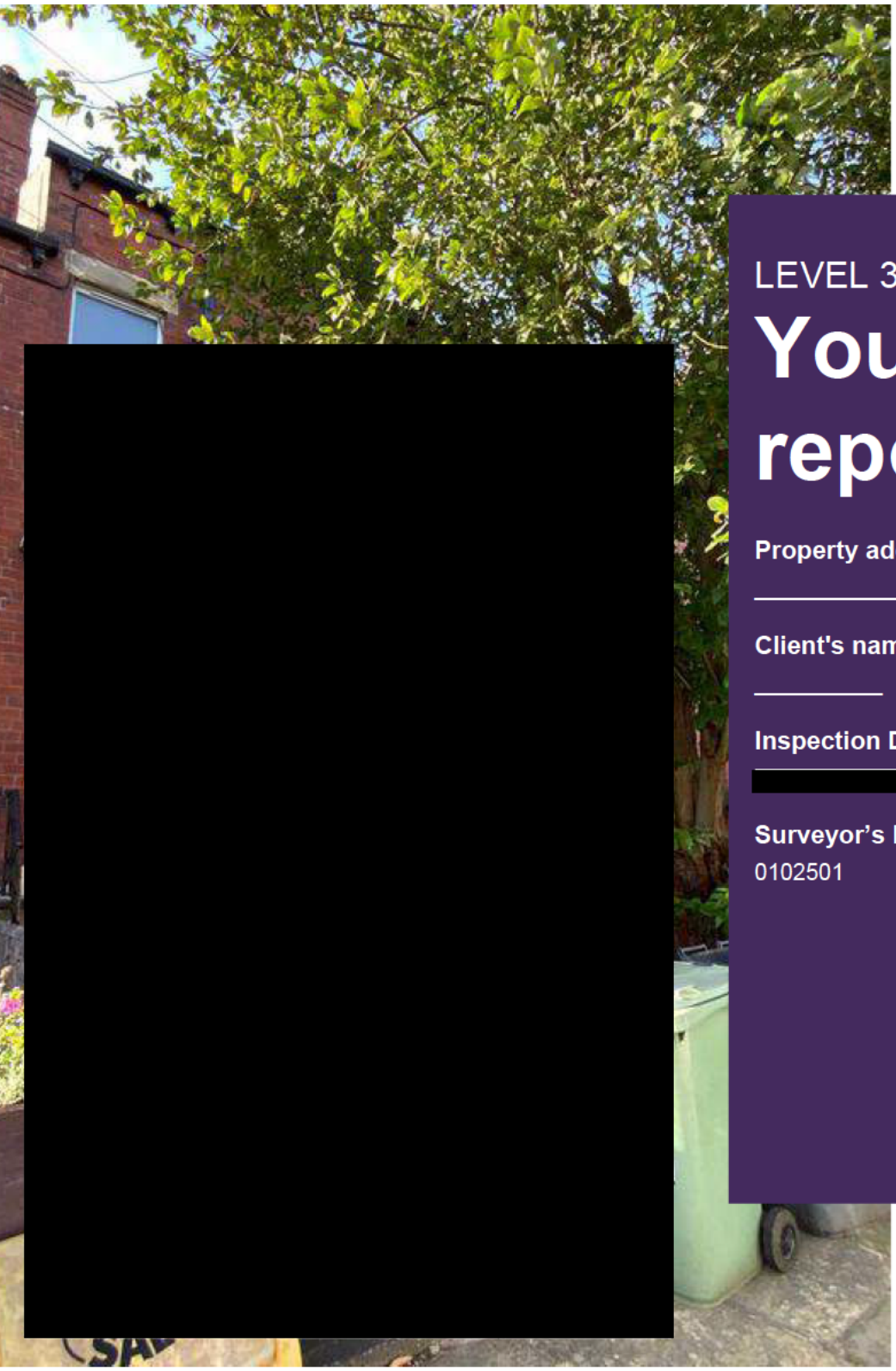
coseyhomes

RICS



LEVEL 3

Your survey report

Property address

Client's name

Inspection Date

Surveyor's RICS number
0102501

3

Contents

A

About the inspection and report

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 so 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 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 our best endeavours 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 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 sections 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** report sent on the [redacted] for a full list of exclusions.

A

About the inspection

Surveyor's name

Mike Cosy BA HND Civil Eng FRICS Dip Surv FCABE Reg Val

Surveyor's RICS number

0102501

Company name

Cosey Homes Chartered Surveyors

Date of the inspection

11th October 2021

Report reference number

L3 Sample Report

Related party disclosure

This survey report were completed by _____ (Hons) MRICS. I am a Chartered Building Surveyor with three years' experience in defect analysis, inspection of properties and historic building conservation.

I can confirm that there is no conflict of interest in relation to this report.

Full address and postcode of the property

_____

Weather conditions when the inspection took place

Dry and bright.

Status of the property when the inspection took place

Vacant and unfurnished.

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

There are a number of significant defects which will require expenditure at the outset. The property is a reasonable purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported, and that the purchase price reflects this. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

- The means of escape are not satisfactory as there are no fire doors fitted to provide a protected escape route from the upper floors in the event of a fire. This is a risk to life.

- The ceiling above the stairs is low in places at approximately 1.8m.

- The timber panelling to the landing wall is a surface fire spread risk and should be coated with fire retardant paint.

- We recommend that the lead flashing to the base of the chimney stack and to the junction with the adjoining property roof should be replaced soon.

- There are a number of slipped and cracked slates and tingle repairs to the roof. It is normal for properties of this age and type not to have roofing felt. You are recommended to budget for replacement of this roof covering in the near future.

- Damp was found to the second floor bedroom ceiling below the chimney stack, to the left of the lower ground floor door, and to the first floor bedroom wall on the date of this report.

- No damp proofing or vapour barrier were visible around the edges of the dry lining to the lower ground floor. Should such barriers not exist, damp penetration and condensation problems can arise leading to, in extreme cases, issues with wet or dry rot.

- The paint to the cast iron soil and vent pipe is peeling and there is corrosion to the pipe. A number of the bracket fixings have completely failed. The pipe should be replaced.

- There is a large tree in the front yard, close to the house. We recommend that this tree should be removed.

- The mortar joints to the elevations and chimney stack are eroded and should be repointed soon.

- There is impact damage to the interior of the front door around the lock mechanism.

- There is unevenness to the living room and fine cracks to the second floor bedroom ceiling, indicating that the plaster is beginning to detach from the wooden laths.

- There is no ceiling to the kitchen and you may wish to budget for installing a plasterboard ceiling.

- There is loose plaster to the living room chimney breast.

- The lower ground floor slopes significantly front to back and is uneven left to right.

- The laminate to the living room is loose and there are gaps between some of the planks. There is a stain to the second floor bedroom carpet. You may wish to budget for replacing these floor coverings.

- We recommend that you obtain a damp and timber report.

- We recommend that you obtain a CCTV survey of the drains.

- We recommend that you obtain a refurbishment & asbestos survey prior to any invasive works.

- Gas and electric installations should be serviced by competent contractors.

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

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

It should be appreciated that original parts of the property are period in nature. Accordingly, such parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date of which you take occupation.

You are strongly advised to instruct relevant qualified contractors to undertake any further investigations, and provide quotes for remedial works, recommended herein before your legal commitment to purchase. The cost of any remedial works should then be deducted from the sale price. Alternatively, you could ask the vendor to instruct the contractors to undertake the further investigations and carry out recommended remedial works before commitment to purchase. Any contractors employed should ideally provide insurance backed guarantees for works carried out.

Further investigations in some circumstances may be given designation two as there may not be any signs of defect/issue evident, however we may not have been able to fully inspect/assess that element. For example, although no issues may be evident to the surveyor from a visual inspection of the ground floors, as we have not (in most cases) been able to inspect the sub-structure to the ground or upper floors we cannot confirm that there are no issues here.

Further investigations may prove the need for costly remedial works. No liability whatsoever will be accepted if any further investigations recommended herein are not carried out before commitment to purchase, where designation 2 or 3 is given.

B

Condition ratings

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
F1, F2, F4 and F5	Gas and electrical installation and maintenance records	
All	Copies of any valid guarantee certificates	
E3	Damp proofing guarantee for lower ground floor	

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
D1	Chimney stacks
D2	Roof coverings
D6	Outside doors (including patio doors)
E2	Ceilings
E3	Walls and partitions
E7	Woodwork (for example, staircase joinery)
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage
G3	Other

2 Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings

1 Elements with no current issues

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

Element no.	Element name

NI 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
D7	Conservatory and porches
D8	Other joinery and finishes
D9	Other
E1	Roof structure
E9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
We have provided a summary of repairs with rough cost estimates. Please note that: 1. This is a summary only and not a full and detailed specification of works; 2. We have not itemised all possible costs but aim to provide you with a helpful overview; 3. Costs estimates cannot be provided where the scope of works is not known until the intrusive investigations have been completed e.g. works to the floor structures; 4. Estimates for building works vary significantly for several reasons and you should obtain quotations as advised in the section at the end of this report entitled 'what to do now'.	
Replace internal doors with FD30S fire door sets	£ 1,500
Replace lead flashing to chimney stack and junction with adjoining property roof	£ 800
Replace roof covering	£ 4,500
Scaffold access	£ 1,200
Replace soil and vent pipe with modern PVC	£ 300
Remove tree from front yard - obtain estimates	
Repoint elevations and chimney stack - cost per sq.m.	£ 30
Replace front door (optional)	£ 1,200
Install plasterboard ceiling to kitchen and plaster repairs throughout - obtain estimates	
Replace floor coverings to living room and bedrooms (optional)	£ 2,000
Obtain CCTV survey of drains	£ 200
Obtain damp and timber report	£ 200
Obtain asbestos survey	£ 500

Further Investigations

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

The purpose of this report is to advise on the structural condition and state of the property. The inspection has been carried out in accordance with the Terms of Engagement. The report should be construed as a comment upon the overall condition of the property and the quality of the structure, but not as an inventory of every single defect, many of which would not significantly affect the value of the property.

You are strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. The expenditure will depend on the level of finishes expected and the outcome of further

investigations. As soon as you receive the quotations and report for the work specified above and the responses from your Legal Advisers, we will be pleased to advise you whether or not they would cause us to change the advice which we give in this report. We must advise you, however, that if you should decide to exchange contracts without obtaining this information you would have to accept the risk that adverse factors may come to light in the future.

If you proceed without further inspection or such conditional offer you do so in the full knowledge of the risks involved.

We recommend you carry out the following further investigations:

- All electrical installations are to be checked by an NICEIC electrical engineer.
- All heating installations to be checked by a Gas Safe engineer.
- Furniture can block areas from inspection. Conduct further investigation in these areas after purchase.
- A CCTV camera check of the drains is advisable.
- Obtaining a damp and timber report is recommended.
- We recommend that you obtain a refurbishment & asbestos survey prior to any invasive works.

ASBESTOS

Asbestos can be found in any building built or refurbished before the year 2000. Materials that contain asbestos are not dangerous unless they are disturbed or damaged and fibres are released into the air. It is when these fibres are inhaled they can cause serious diseases.

Asbestos can take many forms and was used in many areas including loose fill insulation, lagging, sprayed coatings, asbestos insulating boards (found in places such as partition walls, door panels, ceiling tiles, soffits, undercloaks to verges, panels under windows, around baths, around boilers), floor tiles, textiles such as, fire blankets and composites such as, flash guards in fuse boxes and in toilet seats and cisterns, textured coating on walls and ceilings (artex), asbestos cement was used in places such as; roofs, wall panels/cladding, downpipes and gutters, flues, water tanks, fire surrounds and pipes.

It is recommended that before any removal, demolition or repair works are undertaken a full asbestos survey is carried out by a suitably qualified surveyor. Some works need to be undertaken by a licensed contractor and some works are notifiable to the HSE. All works should be undertaken in accordance with health and safety guidance and legislation and any waste containing asbestos correctly disposed of.

JAPANESE KNOTWEED

Whilst no evidence of Japanese Knotweed was present at the time of our inspection, we cannot rule out its presence; for example, it could be that the vendor has removed all visible signs prior to inspection. Consequently, if this of concern to you, we recommend that you obtain a report from an accredited member an industry recognised trade association such as the property care association or the invasive non-native specialist association to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

REPAIRS

Choosing the right contractor who has experience in the appropriate type of repair will always be an important factor in the level of prices quoted. We strongly recommend that you obtain at least two estimates. Any quotation should be in writing. If the builder you intend to use is not known to you, ask for references. Some repairs will need contractors with specialist skills, who are members of regulated organisations. Some work will also need building regulation or planning permission. Some work will necessitate consent of next door's owners or requires a notice under the Party Wall Act.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

Two bedroom terraced house. The property faces North.

Approximate year the property was built

1900.

Approximate year the property was extended

We do not know when the dormer was added but this appears to be at least a decade old. No planning records are available.

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Construction

The property is of traditional solid brick construction.

The main roof is pitched and surmounted with slate.

The floors are a combination of suspended timber and solid construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower Ground	0	0	0	0	1	0	0	0
Ground	1	0	0	0	0	0	0	0
First	0	1	1	0	0	0	0	0
Second	0	1	0	0	0	0	0	0

Means of escape

The means of escape are not satisfactory as there are no fire doors fitted to provide a protected escape route from the upper floors in the event of a fire. This is a risk to life and the internal doors (other than the bathroom door) should be replaced with FD30S fire door sets.

In accordance with Approved Document B, all habitable rooms should have a means of escape to a safe location outside:

- Ground floor rooms can have direct access to a corridor leading directly to a door or escape window to the outside or an escape window.
- First floor rooms need an escape window, or a protected stair enclosure leading to an external door.
- In dwellings with one storeys more than 4.5m above ground level, the escape route should be via a protected staircase (separate by fire resisting construction) to the front door. Cavity barriers or a fire resisting ceiling should be provided above a protected stairway enclosure. This is normally designed to provide 30 minutes protection for escape from, for example a loft conversion. Fire rated doors are normally provided on all storeys. Self closing doors are no longer required for most houses.

In addition, basement storeys containing habitable rooms should have one of the following:

- an emergency escape window or external door
- a protected stairway leading from the basement to a final exit.

Egress windows must have an unobstructed clear, openable area. The minimum dimensions are:

Exit free area: 0.33m2
Minimum width: 450mm
Minimum height: 450mm

A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m2.

The window must be able to stay open without an aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations.

The point of opening for a window should also be featured no higher than 1100mm.

A three storey (or higher) building with a loft conversion should have fire precautionary measures in place such as:-

a) Fire doors within the route of fire escape (corridors) protecting bedrooms.
b) Interconnected smoke detectors on mains electric.
c) Fire protection to ceiling of the first floor.
d) Fire protection to the underside of the staircase.
e) Adequate floor joists.
f) Discharge from top floor to an area close to exit door.
g) Insulation and ventilation to the ceilings of the top floor and roof cheeks if any.
h) Thickness of insulation should be around 150 mm of solid insulation to underside of the roof
I) Staircase must comply with maximum pitch, handrails regulation, risers, goings and balustrades.

C

Energy efficiency

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

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

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

Energy efficiency rating

The EPC (energy performance certificate) register provides energy efficiency information about buildings that is freely available from https://find-energy-certificate.digital.communities.gov.uk/. Some buildings may not have been assessed, or the present certification might be out of date. We have not prepared the EPC. If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's energy performance, as recorded in the EPC, is: D (58).

Date of certificate - [redacted]

Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Issues relating to the energy efficiency rating

Energy Performance Certificates tell you how energy efficient your home is. Originally introduced in 2007 as part of the now-defunct Home Information Pack, an EPC details what the energy efficiency of a home is. It does this by ranking it from A- (the most energy efficient) to G- (the least energy efficient). For anyone selling (or renting) a home in England, Wales and Northern Ireland, an EPC is compulsory.

As well as offering an indication of a property's energy efficiency, an EPC will also provide information regarding the home's typical energy costs and ways of reducing energy use to make the property more efficient. A certificate is valid for 10 years and a home can't be sold or let without one.

The EPC also provides recommendations on various measures which could be undertaken in order to improve efficiency of the property. We have not prepared the EPC and cannot confirm if the details within are accurate.

There may be discrepancies between the information provided within the EPC and our findings on site as detailed within this report. This may be due to improvements or alterations having been made to the property since the date of the EPC. Where details notably differ or improvements measures have obviously been carried out, we would recommend that a new EPC be instructed in order to obtain a more accurate, up to date rating.

Mains services

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

☑ Gas ☑ Electric ☑ Water ☑ Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

N/A

Other energy matters

None.

C

Location and facilities

Grounds

The property is set on a sloping plot.

The property has an enclosed paved yard to the front.

There are no rear grounds.

There is no off-road parking. On-road parking doesn't appear restricted but is limited in availability.

Location

The property is located in a mainly residential area, surrounded by properties of similar age and type.

The road outside the property is relatively quiet in nature, and is generally in satisfactory condition.

The property is located approximately 2 miles from _____city centre.

Facilities

There are a range of facilities in the area, they include, but are not necessarily limited to: parks, schools, restaurants/takeaways, supermarkets, convenience stores, cinema, pubs/bars. These lie within approximately 1 mile.

The nearest train station is _____.

There are bus stops within walking distance.

There are links to the ____ nearby.

Local environment

No environmental search has been undertaken. We recommend that your legal advisor obtain an Enviro All-in-one from the coal authority, a detailed property specific contaminated land, flood risk and ground stability report. This report will also include confirmation as to whether this property requires a coal mining report.

According to the GOV.UK flood risk assessment website, the property is located in an area which is at medium risk of surface water flooding and at very low risk of flooding from rivers and seas. For more information please visit - https://flood-warning-information.service.gov.uk/long-term-flood-risk/.

According to The Coal Authority's interactive map, the property is located in a Coal Mining Reporting Area. For more information and/or to view the interactive map for yourself, please visit http://mapapps2.bgs.ac.uk/coalauthority/home.html.

According to Public Health England's interactive Radon map, the property is located in an area where approximately less than 1% of homes are above the Action Level of 200 Bq/m3 (no. of radon nuclei disintegrating per m3 every second). Radon is a radioactive gas, formed by the radioactive decay of

uranium that naturally occurs in all rocks and soils. Prolonged exposure to high levels of radon can increase the risk of developing lung cancer, especially in smokers and ex-smokers. Please note that the only way to know whether an individual property is affected is to have it tested. For more information visit - http://www.ukradon.org/.

Other local factors

We inspected the property during the day. At the time of our inspection no significant sound from adjacent properties was noted. Having regard to the age of the property it is unlikely that any effective sound insulation was provided between adjacent properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of the neighbours, that sound transmission will be encountered during your occupation of the property and which in the extreme could affect your enjoyment of the property.

We strongly advise that prior to exchange of contracts you should return to the property on a number of occasions, particularly in the evening and at weekends, in an attempt to establish who your neighbours are and to establish whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment, such that, if known to you prior to purchase, would lead to you to reconsider your proposal to purchase the property.

We recommend that formal legal enquiries should be made of the Vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

We are not aware of instances of aircraft, rail, road or other noise unduly affecting this property. We would however, recommend that your Legal Advisor makes formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution within the area that, if known to you at this time, would lead you to reconsider your purchase of the property. In addition, as part of pre-contract search enquiries, your Legal Advisor should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail and air) which could impinge upon your quiet enjoyment of the property.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

For the purpose of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by specialist testing. Building standards are continually being upgraded and older properties can become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. It is inevitable, therefore, that these homes will probably have higher running costs compared to newly built properties.

We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground problems which relate to defective foundations or signs thereof.

Examination of the upper levels, including the roof covering, was confined to an inspection from ground level, unless otherwise stated or is evident from photos within the report.

The presence of a large tree in front of the house limits inspection of the elevations, roof covering, and chimney stack from ground level.

1 2 3 NI

D1 Chimney stacks

3

The property has a brick chimney stack which is straight and level and topped with vented clay pots.

The cement bedding to the top of the stack, which secures the chimney pots in place and directs rainwater off the top of the stack, is known as the flaunching. This is usually not visible from ground level and may need repair.

The mortar joints to the stack are eroded and the chimney stack should be repointed soon to prevent water penetration.

The lead flashing to the base of the stack appears generally adequate from our limited ground level inspection, however, given the age of the property small cracks and defects are likely and we recommend that the lead flashing should be replaced soon.

Chimney repairs tend to be relatively expensive as, for safety purposes and to avoid damaging the roof coverings, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).

Chimneys are naturally exposed to the elements and adversely affected by rain, snow and frost. They are also exposed to heating and cooling. The masonry and mortar is particularly susceptible to frost damage which often results in erosion and 'spalling' of the masonry. Porous masonry absorbs moisture which freezes and expands in cold weather and forces off the exterior face of the brick/stonework. This is known as spalling.

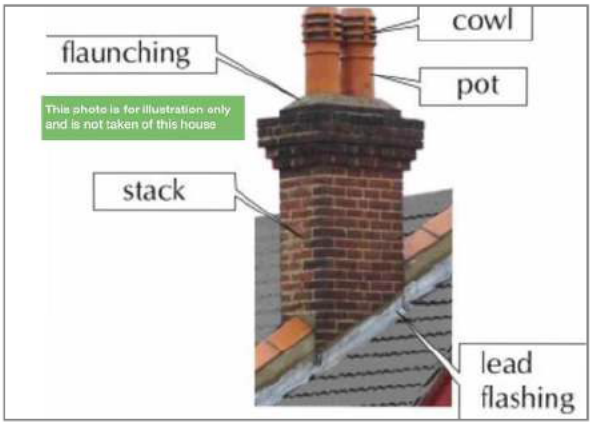


Photo - 2 Components of a chimney stack

Photo - 3 Chimney stack

D2 Roof Coverings

3

Due to the height of the property and the presence of a large tree in the front yard, only a very limited inspection of the main roof covering was possible from ground level.

The roof is pitched and surmounted with slates, with clay ridge tiles. No significant sagging was noted to indicate any weakness of the roof structure. There are a number of slipped and cracked slates and tingle repairs. Tingles are thin strips of copper or lead attached to the tile battens and used to support loose slates. Any slipped or cracked slates should be replaced as soon as possible to prevent water penetration.

The verge pointing to the edge of the roof appears generally satisfactory from ground level inspection.

We do not know whether there is an underfelt fitted beneath the coverings. It is normal for properties of this age and type not to have roofing felt. Without this, water may get into the roof space especially during adverse weather conditions. Without roof felt this may be an indication that the roof may have a limited life.

You are recommended to budget for replacement of this roof covering in the near future. This should be carried out soon as slipped slates allow water ingress which can structurally weaken roof timbers and damage internal finishes. Additionally falling slates are heavy and may be a safety risk to passers by.

It may be possible to re-use the slates depending on their condition, which can only be determined by a roofing contractor following removal. If re-use is possible you should allow for 20% replacement due to breakages. If you choose to re-roof with another covering e.g. concrete tiles, strengthening of the roof timbers is recommended as these are heavier than slate and can cause roof spread or bowing of timbers if timber strength is inadequate.

When the roof covering is replaced it will need to comply with current Building Regulations for ventilation and thermal efficiency. Please contact your local Building Control department for further advice.

There is a flat roof to the dormer which appears to be surmounted with felt. It was not possible to inspect the flat roof covering from ground level and we cannot comment on its condition. We recommend inspection from suitable access equipment.

Flat roof coverings generally have limited lifespans compared with pitched roofs. You should note that the lifespan of a flat roof is difficult to predict. The surface may appear sound, but a minor surface defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time and flat roofs should be checked regularly and maintained. Leakage or ineffective ventilation can give rise to timber defects within the roof structure. Detailing to the flat roof edges and junctions with walls or slopes are vulnerable points and should be kept in good repair. A flat roof can leak without warning.

We cannot confirm the exact makeup of the structure of the flat roof as this would require invasive measures, which is outside the scope of the report. However, it is likely to be a variation of either a 'warm' or 'cold' roof - see diagram below. Please note however, that older flat roofs may also contain no insulation.

We recommend that roof surfaces are inspected each autumn so that any repairs can be carried out before winter begins.

You should obtain an estimate from a reputable roofing contractor for the defects together with any necessary associated repairs.

Scaffolding or other means of safe access will be required to carry out repairs which will increase the cost significantly and you should budget accordingly.

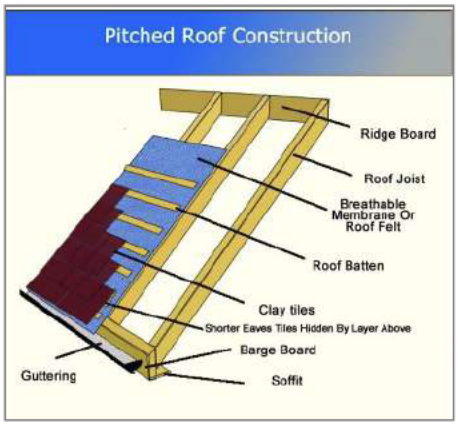


Photo - 4 Typical pitched roof covering

Photo - 5 Limited visibility of roof pitch from ground level

Photo - 6 Main roof covering and flat roof to dormer

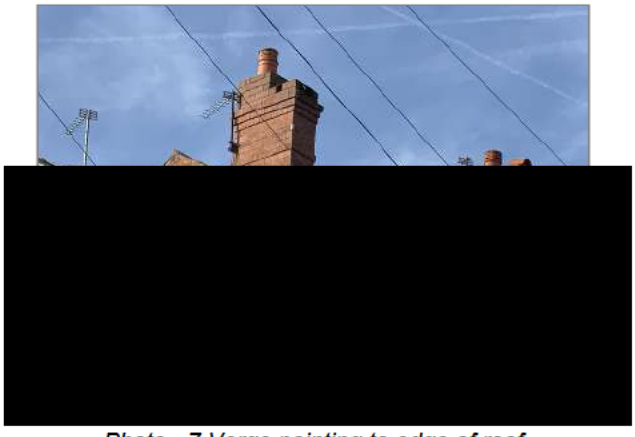


Photo - 7 Verge pointing to edge of roof

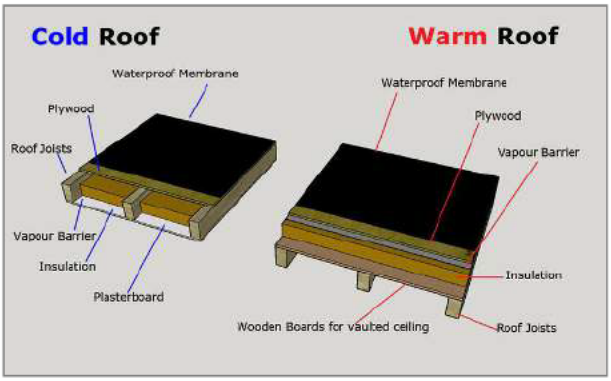


Photo - 8 Cold and warm flat roof diagrams

D3 Rainwater pipes and gutters

2

The gutter is of modern PVC and appears in satisfactory condition from ground level inspection. The gutters are shared with the adjoining property and there is no downpipe located to this property.

The rainwater gutters and pipes are shared with the neighbouring property no.5 Lumley Place. You should check with your legal adviser about your rights and obligations (see section H3).

It was not raining at the time of inspection and I cannot confirm if the rainwater goods are performing adequately. As such, it would be prudent to observe the goods during a period of heavy rainfall, note defective sections (if any) and repair/replace accordingly.

Gutters can easily get blocked by leaves and debris and cause overflow resulting in damp walls. The stop ends are particularly vulnerable to leakage. I would recommend that gutters and joints are maintained on a cyclical basis. In addition, the downpipe should be checked, to ensure that there are no blockages and that water is free-flowing.

Poorly maintained gutters will cause saturation of the external envelope, which is linked to dampness and condensation. It is important that rainwater goods are always well maintained as any leaks/spillages, if not dealt with, can cause deterioration and damage of outer surfaces and decay joinery.

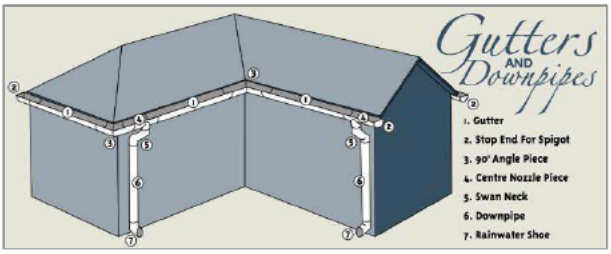


Photo - 9 Components of rainwater fittings

Photo - 10 Gutter

D4 Main walls

2

The walls are of traditional solid brick construction and were straight and plumb when checked with a spirit level. The presence of header bricks (bricks laid perpendicular to the wall to tie together the two leaves of masonry), along width the width of the walls, indicate solid wall construction. Solid walls have to be carefully maintained to prevent damp penetration. Penetrating dampness can usually be reduced to acceptable levels by ensuring that the external fabric of the building through the outer walls or roof coverings or defective brickwork or joints. The mortar joints to the elevations are eroded and should be repointed soon to prevent water penetration.

Solid walls are more vulnerable to damp penetrations due to the weakness of the mortar or the porosity of the masonry. In some cases, the solid wall has a small cavity but not good enough to insulate. The very small cavity may be filled with mortar dropping as the result of the original manner of workmanship. For all intents and purposes, such walls are solid walls and not a cavity wall.

Defective gutters and downpipes and splash back from missing and broken rainwater goods can allow dampness to occur. In any event the cause of the penetrating dampness should be investigated and all necessary remedial works carried out.

Above ground the weather vulnerable elevation, usually South-Westerly, will absorb driving rain in the wet winter. The wall behaves like a sponge, having a seasonally variable moisture content, but above ground it is obviously intended that driving rain should not penetrate to the internal surface, even in the winter.

The foundations have not been inspected and generally speaking are not visible. Your Legal Adviser should make enquiries and confirm that the property has not been underpinned as works may have been undertaken in the past, which are now not readily apparent. Older properties are likely to have limited foundations which are unlikely to comply with modern requirements. Where foundations are limited, then the building is likely to be constructed upon a subsoil subject to seasonal shrinkage and expansion, which can cause structural movement.

There are stone lintels above the window and door openings to support the loading above, and stone sills below the window openings. These are generally adequate however there has been some past spalling of the stone, although this is superficial and does not appear to have affected strength. The lower ground floor wall and the stone lintels and sills are finished with paint which is peeling in places. A film forming non-breathable masonry paint has been used which does not

allow moisture to evaporate from the stone. Moisture travels to the edges of the painted area which can cause spalling and deterioration of the stone at this point. Removal of the paint is however not recommended as this is likely to cause further damage. Keeping the paint in good condition and repairing any cracks as they appear can prevent moisture ingress and minimise deterioration.

There is a bricked up door opening to the lower ground floor, a bricked up alteration to the side of the front door steps, and various patch repairs from minor alterations.

There is lead flashing to the side elevation at the junction with the adjoining property roof. This appears adequate from ground level inspection but due to the age of the lead small defects are likely and we recommend that you budget for replacing this in the future. The lead flashing is shared with the neighbouring property. The owner(s) of the neighbouring property may have a number of legal rights over this shared flashing. You should check with your legal advisor regarding your rights and responsibilities. If any repair or maintenance works are required to any shared elements, it is recommended that you supply notification to your neighbours with plenty of time to respond. In some situations, work may require detailing in writing or a party wall agreement.

There is a dormer structure to the front roof pitch. The walls to the dormer are assumed to be timber framed construction clad externally with PVC panelling. We cannot confirm its construction or condition beneath the cladding, however, I saw nothing of concern. You should be aware that this is essentially a lightweight structure and will be more prone internally to mould, condensation and heat loss. Some upgrading including insulation may prove necessary and regular maintenance is [redacted]

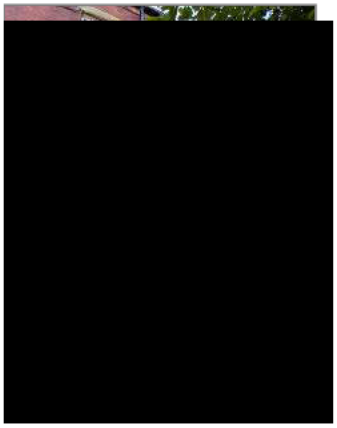


Photo - 11 Front elevation

Photo - 12 Lower ground floor

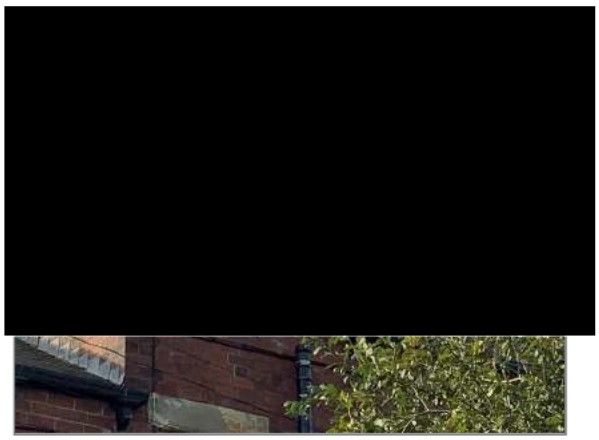


Photo - 13 Dormer

Photo - 14 Side elevation

Photo - 15 Bricked up door opening to lower ground floor

Photo - 16 Minor damage to bricks

Photo - 17 Rough patch repair

Photo - 18 Bricked up alteration

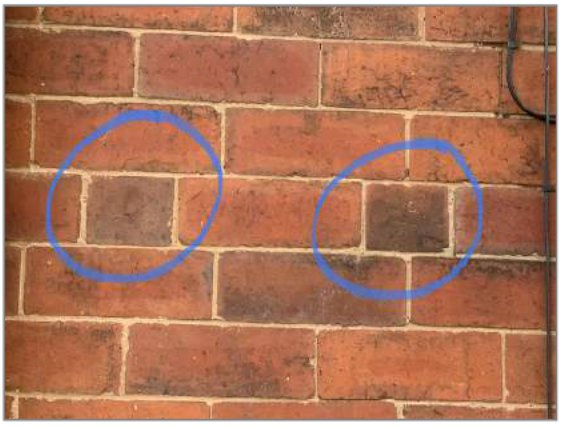


Photo - 19 Header bricks indicate solid wall construction

Photo - 20 Spalled stone to lintels and sills

Photo - 21 Stone lintels and sills

Photo - 22 Open mortar joints

Photo - 23 Open mortar joints

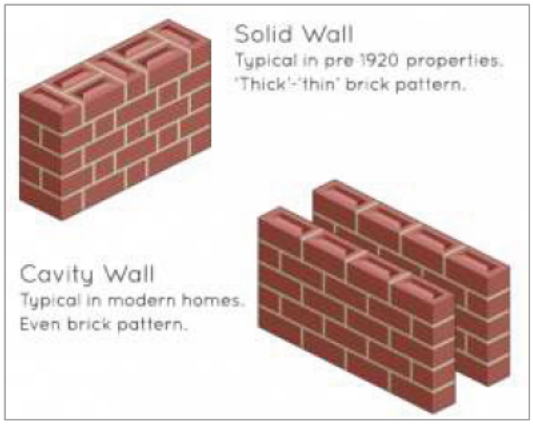


Photo - 24 Illustrating the difference between solid walls and cavity walls

D5 Windows

2

The windows are of modern double glazed PVC with trickle vents fitted and are in generally satisfactory condition. There are kitemarks to the low-level glazing confirming this is toughened glass. No gaps were noted to the mastic sealant around the frames. There is some staining to the window frames which could be cleaned off.

All windows were opened during our inspection and functioned satisfactorily.

No failed units were noted.

Double glazing has a limited life and is prone to deterioration of the edge seals. This can sometimes be recognised as moisture between the panes but its presence is dependent on atmospheric conditions, which are of course variable. Therefore failure cannot always be diagnosed upon inspection.

If any of the windows were replaced since 1st April 2002, then confirmation should be sought that they have either a FENSA (or similar approved scheme) certificate or a building regulation completion certificate. Also, enquiries should be made of the vendor as to whether they are covered by guarantees.

FENSA stands for the Fenestration Self-Assessment scheme. It has been set up by the Glass and Glazing Federation (GGF) and other industry bodies, with government's encouragement www.communities.gov.uk, in response to the Building Regulations.

Photo - 25 Staining to dormer windows

Photo - 26 Living room window

Photo - 27 First floor windows

Photo - 28 Lower ground floor window

D6 Outside doors (including patio doors)

3

The front door is a painted timber door leaf in a painted timber frame with a single glazed fanlight above. The door and frame are generally satisfactory, however, the paint is peeling in places and should be redecorated soon to prevent decay.

There is impact damage to the interior of the front door around the lock mechanism. This may indicate a past break in and may have affected the security of the door and you may wish to budget for replacing the door.

The door catches slightly on the frame and would benefit from minor adjustment to ease closing. The locking mechanism is a mortise lock.

The single glazed fanlight will be less thermally efficient than modern double glazing and you may wish to budget for replacing this, or installing secondary glazing. The draft strips around the doorframe are in poor condition and should be replaced to reduce heat loss.

The lower ground floor door is a PVC door leaf in a PVC frame, with a toughened glazed light

insert and toughened glass windows to the left of the door. The door and frame are in satisfactory condition and no gaps were noted to the mastic sealant around the frame. The locking mechanism is a multipoint lock.

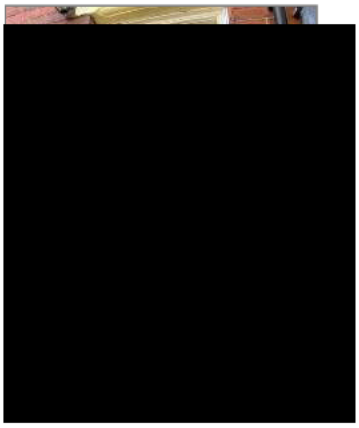


Photo - 29 Front door

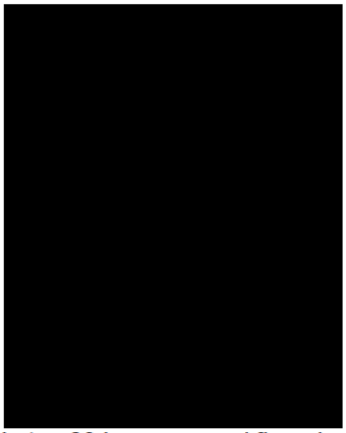


Photo - 30 Lower ground floor door

Photo - 31 Impact damage to front door

D7 Conservatory and porches

None. NI

D8 Other joinery and finishes

There is no external joinery other than the front door described in section D6. The gutters are supported on stone kneelers. With this kind of roof where no projected fascia and soffit is constructed, the possibility of water penetration to the edge of the internal ceiling exists. NI

D9 Other

None. NI

E

Inside the property

E

Inside the property

Limitations on the inspection

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

Damp meter readings have been taken where possible without moving heavy furniture or being restricted by coverings, built-in fittings and/or wall linings.

It should be appreciated that original parts of the property are period in nature. Accordingly, such parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date of which you take occupation.

We have not checked for asbestos, however if any suspected asbestos containing materials are identified during the inspection, they will be comment on herein. Surveyors do not carry out any testing of possible asbestos containing materials, this must be done by an asbestos specialist.

Roof structure is concealed and could not be inspected.

1 2 3 NI

E1 Roof structure

NI

The majority of the roof structure is concealed by internal finishes and we cannot comment on its condition. It is likely that there is no underfelt fitted to the underside of the tiles to provide secondary waterproofing, and that no vapour barrier or insulation are included in the vaulted ceiling structure. If these are not present there may be concealed defects caused by water penetration or condensation.

Damp meter readings were taken of the partially exposed timber purlin and no damp was found to accessible parts of the purlin on the day of our inspection, however paint may conceal defects. I saw nothing to indicate any weakness of the roof structure, however there may be concealed defects and you should budget for possible timber repair or replacement as well as upgrading to insulation.

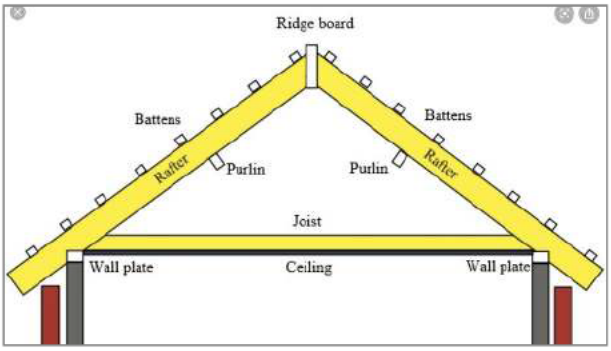


Photo - 32 Typical pitched roof construction

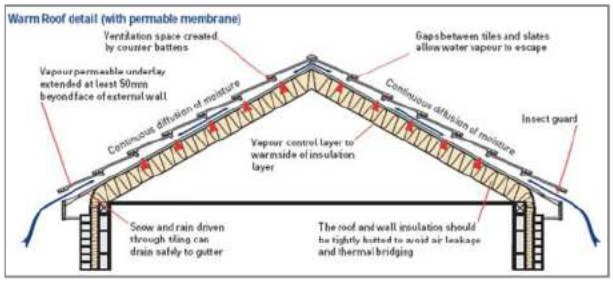


Photo - 33 Typical vaulted roof construction

Photo - 34 Roof structure concealed by internal finishes

E2 Ceilings

3

The ceilings are a combination of modern plasterboard and older lath and plaster (plaster supported on thin wooden strips).

Under normal use older lath and plaster ceilings (usually before the 1940s) can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, there is unevenness to the living room and fine cracks to the second floor bedroom ceiling, indicating that the plaster is beginning to detach from the wooden laths, and you should expect to carry out repairs in the future especially when you redecorate.

Lath and plaster ceilings are difficult to repair as large areas can be dislodged by the repair work itself. In some cases, it may be more economical to replace the whole ceiling.

There is wallpaper to the living room ceiling. This is peeling slightly below the bathroom which may indicate a past leak from the bathroom. No damp or staining was found to this area, however, we do not know how long the property has been empty and it is possible the area may have dried. You should instruct a competent contractor to inspect the sanitary fittings and pipework and provide an estimate for any necessary repairs. The removal of older coatings and decorations to lath and plaster ceilings can cause damage and so you should expect to replace parts of the ceiling when this is done.

The ceiling above the stairs is low in places at approximately 1.8m. This is a safety risk. While it is not reasonably practicable to increase the ceiling height you should be aware of this and ideally the low ceiling should be clearly marked.

Damp was found to the second floor bedroom ceiling below the chimney stack. We have recommended repairs to the chimney stack in section D1 Chimney Stacks. Following repairs the area should be allowed to dry fully prior to redecoration.

There is no ceiling to the kitchen and you should budget for installing a plasterboard ceiling.

There is staining and black mould growth to the second floor bedroom ceiling which may indicate water penetration and/or condensation build up. No damp was found to any accessible areas but there may be damp to the staining above the stairs which could not be tested with a damp meter.

Managing condensation:

Condensation is caused when water vapour comes into contact with cold surfaces and condenses to form dampness or water droplets.

You are unlikely to prevent condensation completely, but you should aim to reduce it to a level so that it doesn't cause problems. Therefore, it is important to control the build-up of water vapour in the living area of the home. The following advice should help you to achieve this.

Produce less moisture:

- Put lids on saucepans while you are cooking to reduce steam.

- Avoid drying laundry on a clothes airer or radiator. If you need to dry clothes indoors, open the window and close the door of the room where the clothes are drying, so that moisture can escape outside rather than circulate around your home.

- If you use a vented tumble drier, make sure it is properly vented to an open window or through an outside wall.
Stop moisture spreading through your home:

- While cooking, bathing or washing use an extractor fan and/or open a window, and keep the door closed. Keep the extractor fan on and/or the window open for about 20 minutes after you have finished (with the door closed).

- When condensation appears, wipe it away.

- Leave trickle vents (slotted vents in the window frames) open when rooms are occupied – even in the winter when your heating is on. These vents provide constant ventilation which removes water vapour.

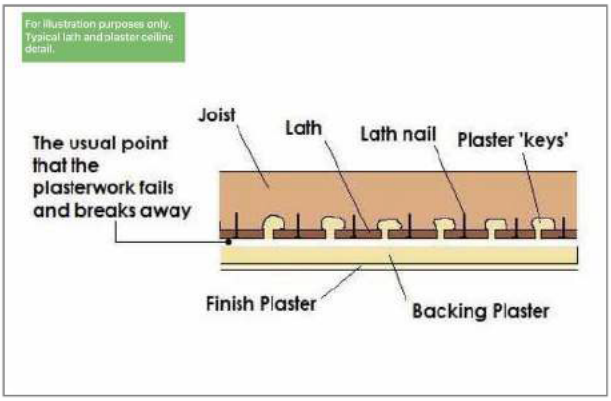


Photo - 35 Typical lath and plaster ceiling construction

Photo - 36 Exposed joists to kitchen ceiling

Photo - 37 Wallpaper to living room ceiling

Photo - 38 Peeling wallpaper to living room ceiling

Photo - 39 Paint to first floor bedroom ceiling

Photo - 40 Patch repair to landing ceiling

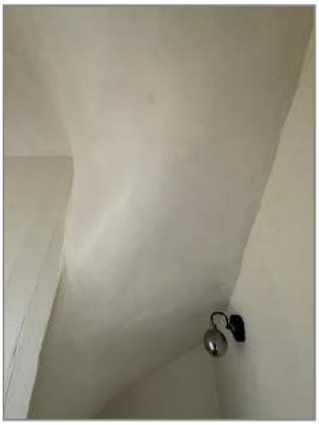


Photo - 41 Lath and plaster ceiling to underside of second floor stairs

Photo - 42 Paint to bathroom ceiling

Photo - 43 Paint to second floor bedroom ceiling

Photo - 44 Fine cracks to second floor bedroom ceiling

Photo - 45 Possible damp staining above second floor stairs

Photo - 46 Damp found to ceiling above second floor chimney breast

Photo - 47 Cracks to second floor bedroom ceiling

Photo - 48 Black mould growth to dormer ceiling

Photo - 49 Staining may indicate leak between main roof and dormer

E3 Walls and partitions

3

The internal walls are of solid construction and are straight and level. Damp testing was carried out using a Protimeter (moisture measuring instrument) and damp was found to the left of the lower ground floor door and to the first floor bedroom wall on the date of this report. It is advised that not all walls could be tested due to the presence of fittings and heavy furniture.

The damp to the first floor bedroom is likely due to the defective roof covering, overflowing gutter and/or open mortar joints to the elevation. We have recommended repairs to the external envelope in section D. Following repairs the area should be allowed to dry fully prior to redecoration.

The most common forms of damp are penetrating damp, which penetrates from outside through the wall in a horizontal movement; and condensation, which is caused by a lack of heating and ventilation.

We would recommend obtaining a specialist damp and timber report. The simplest and often most effective steps you can take to reduce low level dampness are to:

- Investigate and fix any leaking pipes or drains
- Lower the external ground level to increase the floor differential and reduce rainwater splashback
- Improve heating and ventilation within the property to enable the walls to dry out

- Limit furniture around the base of walls which will block air flow.

You should appreciate that this property is of older solid wall construction and no impermeable damp proof membrane was included during construction. The property will always suffer from damp to some degree and if you purchase the property you must accept that this is an ongoing condition that will need to be managed. Solid wall construction relies on adequate heating and ventilation, and use of porous internal finishes, to allow moisture to evaporate naturally.

Some external walls appear to be dry lined with plasterboard as a decorative finish. Without removing the dry lining we were unable to establish whether vapour barriers have been incorporated behind the lining material as they should have been, or whether damp proofing has been installed to the lower ground floor. No damp proofing or vapour barrier were visible around the edges of the dry lining around the electric meter. Should such barriers not exist, damp penetration and condensation problems can arise leading to, in extreme cases, issues with wet or dry rot. This should be understood and appreciated. Care must be taken when fixing shelves or other appliances to the wall surfaces.

There is loose plaster to the living room chimney breast which may indicate past dampness to this area, although no damp was found using a damp meter on the day of our inspection. The loose plaster should be remove and the area plaster skimmed.

The second floor chimney breast and the wall above the radiator have been recently re-plastered. We do not know why this was carried out and no dampness was found to the chimney breast, however as damp was found to the ceiling above the chimney breast (see section E2) the re-plastering may conceal damage due to dampness.

The walls are finished with a combination of exposed brick, paint, wallpaper, painted timber panelling and tiles. The timber panelling is a surface fire spread risk and should be coated with fire retardant paint. There are two bricks missing from the kitchen wall which looks poor and you may wish to source matching bricks to fill the gaps. There is a poor finish to the timber infills either side of the living room chimney breast and you may wish to budget for removing these and making good the surrounding walls. The wallpaper to the second floor bedroom has been partially removed which looks poor and the rest of the wallpaper should be removed from that wall. If you plan to remove the wallpaper, we strongly recommend inspecting for cracks and damp patches as wallpaper can cover these elements. Removal of the wallpaper is likely to damage the plaster beneath and you should budget for re-plastering if this is carried out.

There is black mould growth around the dormer window reveal indicating a build up of condensation. Please refer to section E2 Ceilings for information regarding managing condensation.

Photo - 50 Tiles, paint and exposed brickwork to kitchen walls

Photo - 51 No damp proofing visible around edges of dry lining to kitchen

Photo - 52 Damp to left of lower ground floor door

Photo - 53 Missing brick from kitchen wall

Photo - 54 Poor finish to top of kitchen walls

Photo - 55 Paint to living room walls

Photo - 56 Poor finish to timber infills either side of living room chimney breast

Photo - 57 Paint to first floor bedroom walls

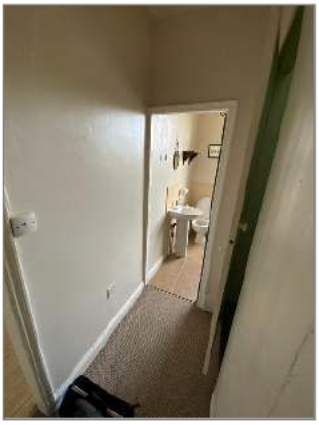


Photo - 58 Wallpaper to landing walls

Photo - 59 Painted timber panelling to side of second floor stairs

Photo - 60 Significant damp staining to first floor bedroom wall

Photo - 61 Damp found to staining to first floor bedroom wall

Photo - 62 Paint and tiles to bathroom walls

Photo - 63 Peeling wallpaper and patch repairs to plaster to second floor bedroom wall

Photo - 64 Recent re-plastering to second floor bedroom chimney breast

Photo - 65 Black mould growth around second floor window opening

E4 Floors

Suspended timber floors: 2

The ground and upper floors are of suspended timber construction and were mostly level when checked with a spirit level. No 'bounce' was noted to the floors to indicate any weakness of the sub-floor timbers. The living room floor structure is visible from within the kitchen below. No significant defects were noted and no dampness was found to the timbers using a damp meter on the day of our inspection.

A typical suspended timber floor comprises a series of joists supported by external and internal loadbearing walls and covered with floorboards. To reduce required joist sizes there were usually intermediate supports known as sleeper walls. These are small walls in rough stone or brickwork built directly on the ground or on small foundations.

With suspended timber the end of the joists are vulnerable to timber decay; cross ventilation is essential to keep the joists dry and free from decay.

Owing to the conditions of the survey, no fixed coverings or floorboards were lifted which meant that no inspection of the subfloor timbers to the upper floors was possible.

There are creaks to the landing floor. The most common reason for floors creaking is the use of incorrect or insufficient nails fixing the floorboards to the joists. There may also have been an insufficient quantity of nails used. The floor joists need to be absolutely solid and of the correct size to prevent movement across the span they are bridging. It is also vital that the joists are fixed very solidly at either end, are spaced at the correct centres (usually 400mm) and cannot move in their wall sockets or joist hangers. The tail of the hanger should be firmly built into the wall and the joist firmly fixed into the hanger. If the joists are built into the wall this should be done in a way which prevents both rotting and movement.

How to repair creaking floors: add additional screws. Before carrying out any works you must ensure you are aware of the position of any pipes or cables beneath the floorboards so as not to damage these. The first step is to add screws to the floorboards to secure them to the joists. These screws must be no longer than the nails used and must be placed next to the existing nails. Drill a pilot hole and countersink it for each screw. The screw heads can be covered with wood filler if required. Make sure you check for cables and pipes before drilling and screwing. Use additional screws if there is any more than 300mm in between the existing nails along the line of the joists. Check each floorboard joint for adequate support. Joints should not spring and must be firm. If you feel a joint is not supported, remove one of the boards forming that joint and fix a new joist extension beneath to support.

Solid floors:

The lower ground floor is of solid construction. The floor slopes significantly front to back and is uneven left to right. As there are no signs of cracking to the walls or significant and consistent slopes to the upper floors to indicate movement of the structure, it is likely the slope is either original or historic. We recommend however that the slope of the floor should be monitored over an extended period for any evidence of ongoing movement.

Although this floor appears in reasonably good condition on the surface there is no way of knowing its exact construction. Below we will explain how a solid floor should be constructed when a new house is built. Please see diagrams of how modern floors are constructed and be aware that the existing solid floor is unlikely to be built to this specification.

Modern solid floors:

In accordance with Building Regulations modern solid floors must have compacted hardcore. Compacted hardcore is the bed which serves as a solid base for the building. If compacted hardcore is not used is not used within the floor construction, it will make the floor less stable. Please note that we cannot take any responsibility if the floor has not been constructed in accordance with the Building Regulations.

A typical solid floor should consist of: compacted hardcore; 100mm insulation; damp proof membrane; concrete slab; finished with a floor screed. We have not carried out an intrusive check and cannot take any responsibility if the floor is substandard in terms of construction and detailing. Unless the floor has been replaced then the above specification will not apply to this floor.

Solid floors before 1960:

Solid floors constructed prior to 1960 may include no concrete, no compacted hardcore, and no damp proof membrane. It is possible that quarry tiles are used on made up ground or a thin layer of concrete has been added years later. Checking the full construction of the floor requires intrusive checks which is beyond the scope of this report. Modern floor construction details are shown below for information only.

Sulphate attack:

Sulphate attack on ground floor slabs is a very serious problem which can cause structural damage to the main walls of a building. The problem occurs when the fill material (hardcore) beneath the slab contains sulphates and these migrate into the slab and react with the concrete causing it to expand. This can result in heave of the slab and structural damage to the external walls as the slab pushes them out. Eventually the concrete may disintegrate. When the slab heaves, any internal walls built off the slab will be lifted and may cause damage to the structure above. I saw no evidence of bulging or cracks to the solid floor to indicate sulphate attack but we have not tested the floor for the presence of sulphates.

Floor coverings:

The floor coverings are a combination of laminate, carpet, tile and exposed floorboards. The laminate to the living room is loose and there are gaps between some of the planks. There is a stain to the second floor bedroom carpet. You may wish to budget for replacing these floor coverings and you may also wish to budget for fitting a carpet to the first floor bedroom.

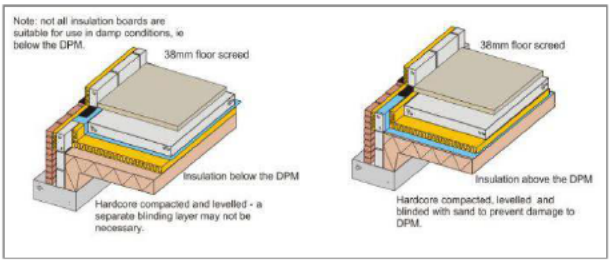


Photo - 66 Typical modern solid floor construction

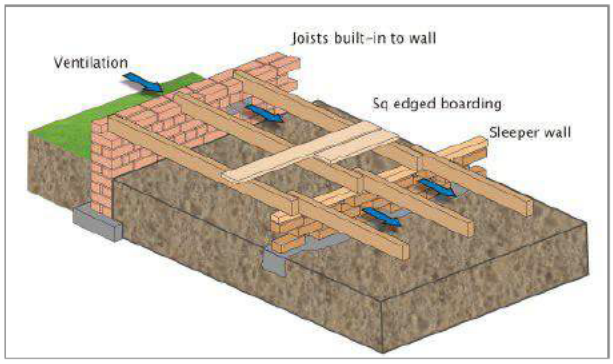


Photo - 67 Typical older suspended timber floor construction

Photo - 68 Tiles to kitchen floor

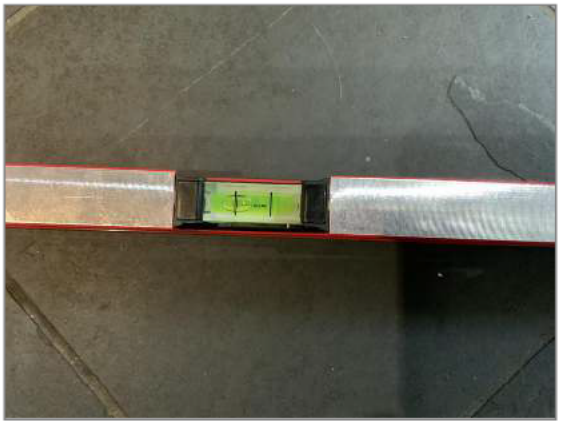


Photo - 69 Lower ground floor slopes significantly

Photo - 70 Sub-floor to living room

Photo - 71 Peeling paint to kitchen steps

Photo - 72 Laminate to living room floor

Photo - 73 Poor finish to edging trim to living room

Photo - 74 Living room floor slopes approximately 2cm front to back

Photo - 75 Living room floor level left to right

Photo - 76 Loose laminate to living room floor

Photo - 77 Carpet to first floor stairs

Photo - 78 Exposed floorboards to first floor bedroom

Photo - 79 First floor level front to back

Photo - 80 First floor level left to right

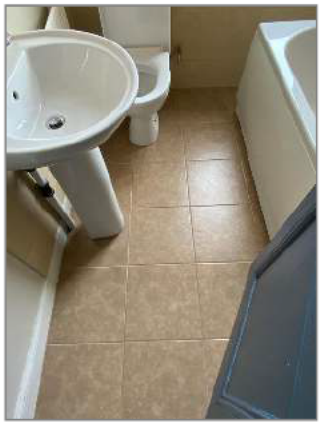


Photo - 81 Tiles to bathroom floor

Photo - 82 Carpet to second flat bedroom

Photo - 83 Stain to second floor bedroom carpet

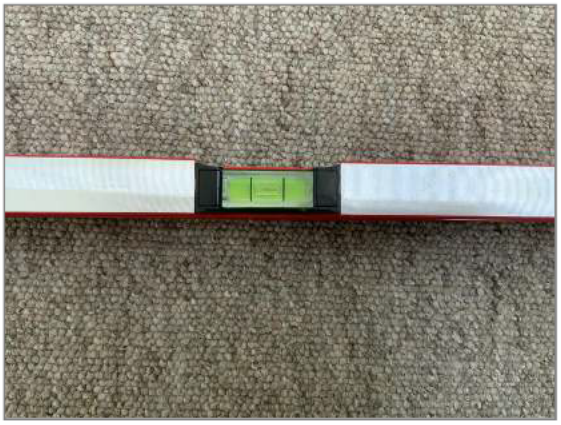


Photo - 84 Second floor level front to back

Photo - 85 Second floor level left to right

Photo - 86 Not of this property - show to highlight the effects of damp/rot to subfloor timbers

E5 Fireplaces, chimney breasts and flues

The fireplaces to the property have been removed and the chimney breasts to the living room and second floor bedroom sealed up. The original cast iron fire surround is present to the first floor bedroom but is disused.

2

If you plan to install a new solid-fuel, multi-fuel or wood-burning appliance, because they operate at higher temperatures it is likely the inside of the chimney will have to be lined.

Photo - 87 Chimney breast support columns to kitchen

Photo - 88 Fireplace removed from living room

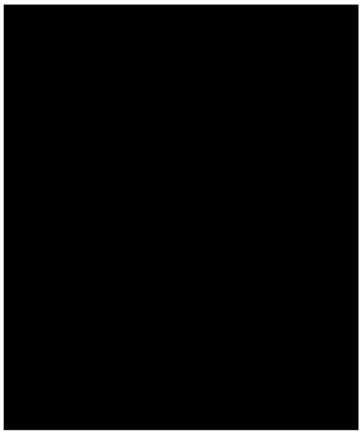


Photo - 89 Disused original cast iron fire surround to first floor bedroom

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

Kitchen:

2

There are modern fitted units to the kitchen which are modern and in satisfactory condition. An extractor fan is fitted above the hob but there is no extract ducting and it is unclear whether a recirculating filter is fitted. We recommend further investigation.

Mechanical extraction is recommended in areas where water vapour is produced, i.e. kitchens and bathrooms, to prevent condensation build up.

Please note that no intrusive methods of investigation were carried out to assess whether any plumbing faults exist.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls.

Other:

There is a built in cupboard to the lower ground floor which houses the boiler and incoming water supply pipe. There are built in cupboards to the living room and second floor bedroom. These are basic but adequate, however the top cupboard door to the second floor bedroom cupboard is difficult to open and should be adjusted.

Photo - 90 Fitted kitchen units

Photo - 91 Fitted kitchen units

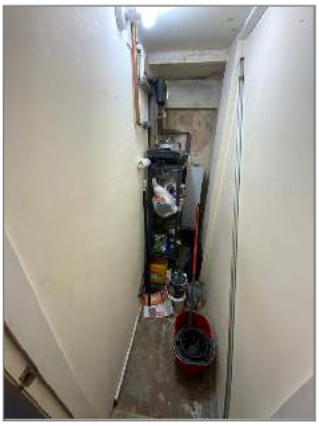


Photo - 92 Lower ground floor cupboard

Photo - 93 Built in cupboard to living room

Photo - 94 Built in cupboards to second floor bedroom

E7 Woodwork (for example, staircase joinery)

3

Doors:

The means of escape are not satisfactory as there are no fire doors fitted to provide a protected escape route from the upper floors in the event of a fire. This is a risk to life and the internal doors (other than the bathroom door) should be replaced with FD30S fire door sets.

Stairs:

The guarding to the second floor landing does not comply with current Building Regulations as it is too low at approximately 700mm. This is a safety risk and the guarding should be replaced.

Approved Document K: Protection from Falling, Collision and Impact, sets out the current Building Regulations for staircase guarding and handrails as follows:

- Minimum height 900mm above finished floor level;
- Prevent children being held fast by the guarding; ensure that a 100mm sphere cannot pass through any openings in the guarding; and
- Prevent children from readily being able to climb the guarding.

The latch mechanism to the lower ground floor cupboard door is broken and should be replaced. There is no external handle fitted to the bathroom door and we recommend that one should be fitted.

The main stairs rise at a pitch of approximately 43 degrees, which is steeper than the maximum allowed by current Building Regulations (42 degrees). While it is not reasonable to replace the stairs, it is important to ensure the handrail remains fitted.

Other:

There are painted timber skirtings, architraves and windowsills throughout the property which are generally adequate.

Photo - 95 Stair safety requirements

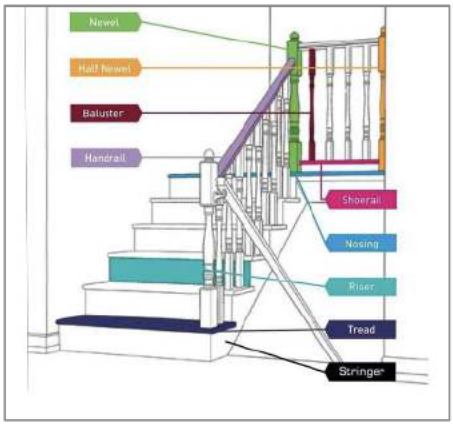


Photo - 96 Parts of a staircase

Photo - 97 Handrails fitted to kitchen steps

Photo - 98 Broken latch mechanism to lower ground floor cupboard door

Photo - 99 No fire doors fitted

Photo - 100 No handrail to first floor stairs

Photo - 101 No external handle to bathroom door

Photo - 102 No handrail to second floor stairs

Photo - 103 Second floor landing guarding too low at approximately 700mm

E8 Bathroom fittings

2

The bathroom consists of shower over bath, basin and toilet. The fittings are modern and in satisfactory condition.

An extractor fan is fitted to the bathroom but was not functioning during our inspection and should be repaired or replaced. Mechanical extraction is recommended in areas where water vapour is produced, i.e. kitchens and bathrooms, to prevent condensation build up.

The sealant around the edges of the worktops/sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

Please note that no intrusive methods of investigation were carried out to assess whether any plumbing faults exist.

Where showers are sited over baths, the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred in order to prevent water damage to floors or ceilings below.

Photo - 104 Bathroom

Photo - 105 Bathroom

E9 Other

None.	NI

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

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as comments and suggestions. They are not full and complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection only and no intrusive checks carried out. The information provided in this part of the report is purely for your consideration only.

No services were tested.

1 2 3 NI

F1 Electricity

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

The property is connected to mains electricity. The meter and consumer unit are located in a kitchen cupboard. The consumer unit is fitted with circuit breakers with RCD protection. 3

No evidence of recent testing was noted.

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence. Electrical installations to be checked and certified by an NICEIC qualified engineer prior to purchase, unless evidence of recent testing is provided and verified.

Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or appliance metal casing. The purpose of earthing is to provide a path for electric fault current to flow safely to earth to enable the circuit breaker or fuse to operate. Bonding is the connection of the incoming metal gas and water pipes to and is vital for your protection from electric shock. In a correctly earthed installation, any appliance or equipment developing a fault to the metal casing will be quickly disconnected by the operation of the circuit fuse or circuit breaker.

Photo - 106 Electric meter and consumer unit

F2 Gas/oil

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

The property is connected to mains gas. The meter and safety shut off valve are located opposite the lower ground floor external door. 3

The gas meter pipework is damp and beginning to corrode. You should ask an appropriately qualified person to inspect the gas installation system now.

The meter box door is broken and you may wish to have this replaced.

No evidence of recent testing was noted.

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence. All gas installations to be checked and certified by a Gas Safe engineer prior to purchase, unless evidence of recent testing is provided and verified.

Photo - 107 Gas meter

Photo - 108 Corroded pipe

Photo - 109 Broken meter box door

F3 Water

3

The property is connected to mains water. The water meter is located oil the lower ground floor cupboard.

The incoming water supply pipe appears to be of copper. It is not always possible to see the incoming water main and therefore identify the type. Bringing a new supply into the house could be expensive depending where the main supply is. If this was necessary, then there are certain regulations that apply.

The age of the property suggests that the supply pipe to the water could be of lead if not replaced, and if this is the case, then it should be replaced with modern copper or plastic piping. Further enquiries should be made via the relevant utility company. Before 1970 many water supply pipes were made of lead and research has shown that small quantities can pass into the water. In some cases, lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have soft water. Lead pipes are also vulnerable to leakage.

We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

The distribution plumbing where visible comprises of copper pipe work. No significant leakage was noted on the surface although most of the pipe work is concealed in ducts and floors.

A WC was flushed and taps turned on. These appeared to operate satisfactorily within the limitations of the inspection.

Much of the pipe work is concealed internally within ducting and could not be inspected.

In properties with older plumbing systems, particularly where copper pipes are hidden, then leaks can occur which are not readily apparent. Some repairs and replacements of the pipe work should be anticipated.

We recommend that you instruct a competent contractor to provide a quotation to carry out repairs and any necessary associated work.

Photo - 110 Internal stop tap

F4 Heating

3

Heating is provided by a gas combi boiler located in the lower ground floor cupboard, and pressed steel panel radiators, some with thermostatic valves fitted.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

Our limited inspection of the system revealed no evidence to suggest any serious defects.

No evidence of recent testing was noted.

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence. All gas installations to be checked and certified by a Gas Safe engineer prior to purchase, unless evidence of recent testing is provided and verified.

Please ensure you have a carbon monoxide alarm near all gas outlets.

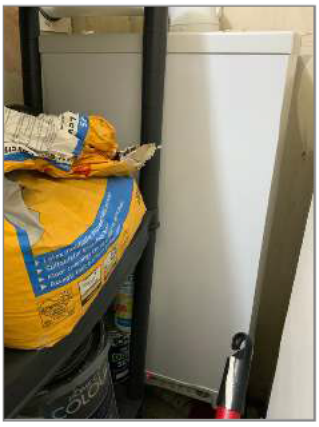


Photo - 111 Boiler

F5 Water heating

The hot water is provided by the main heating boiler which provides instantaneous hot water without a storage tank. See F4.

3

F6 Drainage

3

The property is connected to mains drainage. There are two soil and vent pipes to the property; one of PVC and one of painted cast iron. The paint to the cast iron pipe is peeling in a number of places and there is some corrosion to the pipe. A number of the bracket fixings have completely failed which may leave the pipe potentially unstable. Cast iron can crack and leak without warning, and falling cast-iron is heavy and may be a safety risk. The soil and vent pipe should be replaced soon. A terminal guard should be fitted to the top of the pipe to prevent blockage by birds.

The PVC soil and vent pipe appears generally adequate.

There is no inspection chamber within the property boundaries and so we cannot comment on the condition of the drains. We recommend instructing a CCTV drainage survey to ascertain the condition of the underground drainage system and and likely repairs or impacts to the property.

Legal advisors should raise specific questions as to whether any problems have been experienced in relation to the drainage system and give you further information with regards to your liability in respect of the drains to the property.

As part of general ongoing maintenance, drains should be regularly flushed and cleaned to ensure adequate functioning. We did not rod the drains through or carry out tests and we cannot comment on any defects which may exist in the underground drain runs.

Photo - 112 Cast iron soil and vent pipe

Photo - 113 Failed brackets to soil and vent pipe

Photo - 114 PVC soil and vent pipe

F7 Common services

None. NI

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

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

We have not undertaken an inspection of the grounds to specifically check for Japanese Knotweed (JKW) or any other invasive plant life, however our inspection of the grounds has been undertaken in line with RICS expectations for this level of home survey, as well as RICS guidelines pertaining to checking for JKW. If any suspected invasive plant life is noted on inspection of the grounds it will be commented on herein.

1 2 3 NI

G1 Garage

None. NI

G2 Permanent outbuildings and other structures

None. NI

G3 Other

The property has a small yard to the front which has concrete paths to the front door and lower ground floor door, and a gravel area. There are cracks to the concrete paths which can be patch repaired to prevent water penetration causing further deterioration. 3

There is a large tree in the front yard, close to the house. Tree roots can damage foundations and cause cracking and movement. I saw no evidence of this to the main house during our inspection but future defects may develop. The tree roots have caused cracking of the footpaths and historic movement of the front boundary wall. Leaves can block gutters leading to dampness to the walls of the property. We recommend that this tree should be removed due to its proximity to the house. Please refer to section I1 Risks to Buildings.

The stone treads to the garden steps are cracked in places and should be repaired using lime mortar or replaced. The left handrail to the front door steps is loose at the base where the stone has cracked and should be re-fixed.

Photo - 115 Cracked stone treads to steps to lower ground floor

Photo - 116 No handrail to lower ground floor steps

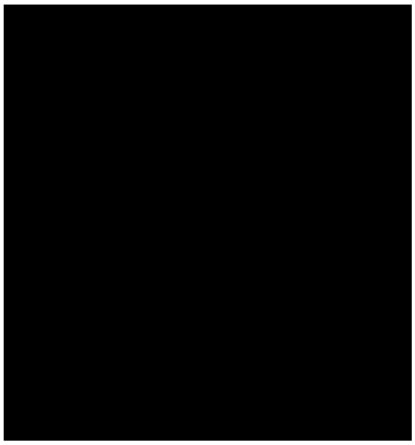


Photo - 117 Concrete path to lower ground floor door and brick retaining walls

Photo - 118 Front yard

Photo - 119 Crack to concrete path

Photo - 120 Damage and movement to front boundary wall

Photo - 121

Photo - 122 Timber fencing to side boundaries

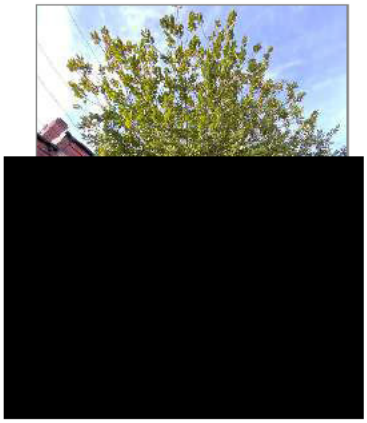


Photo - 123 Large tree in front yard

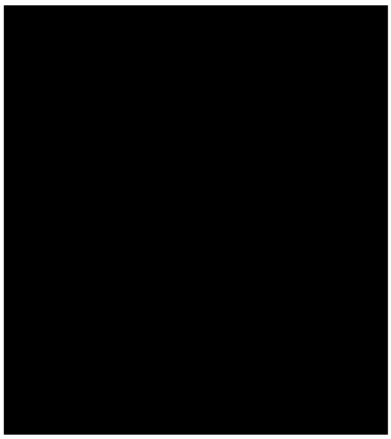


Photo - 124 Stone steps to front door

Photo - 125 Cracked stone step

Photo - 126 Cracked stone step and handrail loose

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.

H Issues for your legal advisers

H1 Regulation

With regard to any alterations carried out to the property in the past, we strongly recommend that you instruct your Legal Adviser to make the necessary enquiries to ensure that all appropriate consents were obtained.

Structural alterations such as the removal of chimney breasts, partitions and loft conversions are often carried out without obtaining the necessary consents. Where the means of support are concealed within the structure or casing we cannot comment on their suitability and we recommend that further investigations be carried out.

Confirmation should be obtained that all necessary Planning and Building Regulation Approvals were obtained for any alterations undertaken to the property and these documents were adhered to during the construction process.

IF THERE ARE EXTENSIONS AND ALTERATIONS THEN YOUR LEGAL ADVISORS SHOULD ASK FOR PLANNING AND BUILDING REGULATION DOCUMENTATIONS. THE FOLLOWING IS ONLY RELEVANT IF YOU SUSPECT BUILDING REGULATION HAS NOT BEEN OBTAINED.

Building regulation indemnity;

We do not know whether an initial application has been made and the work was signed off by a Building Control/Approved Inspector or whether an initial application to the Local Authority was actually submitted.

Please note the following points;

a) An insurance company may refuse to pay out under a Buildings Insurance Policy if there is inadequate Building Regulation Consent for alterations to the property.
b) If there is no Building Regulation Approval for the works, they could be structurally dangerous.
c) The Council could take enforcement action against you requiring you to undertake costly rectification works and causing you considerable inconvenience.

The best solution for you may be to ask the seller to apply for retrospective Building Regulation Consent from the Local Authority.

A building inspector will need to come out to the property to inspect the work and, if they are satisfied that it complies with Building Regulations they will issue a “Regularisation Certificate”. In many cases the building inspector may only be able to undertake a limited inspection so you may not receive full approval but only confirmation from the Building Control Department that they will not take enforcement action (furthermore, by contacting the Council the seller would not subsequently be able to take out an Indemnity Insurance Policy (as referred to below).

Another common way to deal with a non-compliance issue is to take out a Lack of Building Regulation Consent Indemnity Insurance Policy.

Your solicitor will request that the seller’s solicitor obtains at the seller’s expense a policy to provide cover for the owner against the cost of any expenses or losses resulting from the Local Authority taking enforcement action against them.

There are some significant problems with relying upon an Indemnity Insurance Policy and before choosing

this option you should be aware of the following;

1. The Policy will only provide cover for costs and losses suffered by the property owner as a result of enforcement action being taken by the Council. They will not provide any form of guarantee for the quality of the works and will not cover losses resulting from any defects in the works.
2. Insurer's terms will vary but they usually include;

a) That if consent for the works has already been refused by the Council then the Policy is invalid.
b) The cover may only be in respect of "enforcement" action and may not cover other investigation works required.
c) The Policy will usually only cover works over 12 months old.
d) The Policy will be invalid if any contact is made to the Council regarding the works thereby alerting them to the lack of Building Regulation Consent.
e) If the home owner applies for Building Regulation Consent for further works at the property the Policy could be invalidated unless consent is first sought from the insurer.
f) Most policies will ask the insured to confirm that there has been a survey carried out on the property and that this did not require any corrective works to be undertaken at the property with regard to the works covered by the Policy.

H2 Guarantees

It is possible that guarantees exist for the property. However, we are not aware of any. Your Legal Adviser is recommended to establish the existence of any guarantees and if appropriate, transfer any benefits to yourself.

Your Legal Advisers are responsible for checking relevant documents relating to the property these might include servicing records and any guarantees, reports and specifications on previous repair works as well as for carrying out all the standard searches and enquiries.

H3 Other matters

Parts of the property are shared with the neighbouring properties. Before you carry out any repairs or alterations, you may have to get your neighbours' agreement to the work. You should ask your legal adviser to confirm this and explain the implications. These sections typically include chimney stacks, roof coverings, gutters, etc.

We understand that the property is to be sold Freehold and that full and vacant possession will be granted upon completion, but your Legal Adviser must confirm all the details and explain the implications.

Prior to the inspection we were provided no documentation or information.

Confirmation from your proposed building insurers regarding the current and future insurance status of the property is considered important as we can only advise upon the condition of the property on the date of inspection. We are unable to comment upon the future climatic changes and in particular the affects which periods of adverse weather could have upon the subsoil and structural stability of the property.

The precise boundaries of the site should be identified and it should be noted which of these carry maintenance liability.

We are unaware of any development or road widening proposals that are likely to affect the property directly. We would recommend that you instruct your Legal Advisor to make the usual searches in this regard.

Your Legal Advisor should confirm the ownership and liability for footpaths and other access ways around the property.

Your Legal Advisor should confirm that there are rights of way to your property from the public highway.

The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

External locks to doors should be checked to ensure they meet your conditions or those of your insurers.

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.

I Risks

I1 Risks to the building

The property is located in an area at medium risk of surface water flooding. As well as the obvious potential for property damage and living disruption, this may also affect insurance coverage and premiums.

The property is located in a coal mining reporting area, meaning coal mining activities could have taken place near the property's location in the past. It is recommended that you obtain an environmental report through your legal advisors.
Defective drainage can cause issues with dampness and subsidence. You should obtain a CCTV survey of the drains prior to purchase to identify any defects and repairs required.

No evidence of recent testing of the services was observed.

There is damp to walls which can damage timber and internal finishes, as well as creating an unhealthy environment for occupants. You should obtain a specialist damp and timber report.

Possible water ingress around chimney stack.

Slipped and cracked roof coverings.

Likely no underfelt beneath coverings.

Flat roofs can fail without warning.

Eroded mortar joints to main walls.

Impact damage to front door may have compromised security of door.

No access to inspect the roof structure.

Damp/water ingress to ceilings.

No ceiling to kitchen.

Timber panelling to walls is a fire risk.

No fire doors fitted along escape route.

Extractor fan to bathroom not working.

TREES

Over 60% of all subsidence claims are triggered by trees. Tree roots absorb water for photosynthesis and moisture evaporates from the leaves through transpiration. The active period is predominantly in spring and early summer when tree growth is at its maximum. Larger trees in shrinkable clay soil can extract sufficient moisture to cause soil shrinkage. This may lead to subsidence. A mature deciduous tree can remove in excess of 50,000 litres of water a year.

Tree species vary considerably in their ability to cause clay soil shrinkage. Some species are not good at

rooting to depth on clay soils while species like Oak, Willow, Poplar and Eucalyptus are able to maintain viable roots to a depth of several metres. In most soils, however, there tends to be a mixture of soil types and so many species will be able to grow roots to sufficient depth to influence buildings where the foundations are not deep enough.

The age, health and past management of trees will also be an important factor. Trees of full maturity with little potential for future growth and have not caused damage to a building in the past may be less of a consideration as a risk than trees which are growing vigorously and increasing in size.
Depending on the species, the roots of a tree will extend to greater breadth and depth in search of moisture (indeed moisture removal of up to a depth of 6m can take place) in exceptionally dry summer periods and drought. Planting young trees also needs planning. Although they will not extract sufficient moisture initially to present a risk to the property, this may readily change as it grows.

Each tree has a ‘zone of influence’ - the area from which a tree absorbs moisture. The potential impact on a property depends on whether a property sits within the zone of influence. The extent of the zone depends upon the type of tree and the location of other trees.

The Association of British Insurers (ABI) has produced a guide for tree types against recommended distance from the property; however, it must be stated that this represents the maximum distance.

Below is an extract of the main species.

Species, Normal Mature Height (m), Safe Distance (m)

Apple/pear, 12, 10
Ash, 23, 21
Beech, 20, 15
Cypress, 25, 20
Cherry, 17, 11
Elm, 25, 30
Hawthorn, 10, 12
Holly, 14, 6
Horse Chestnut, 20, 23
Laurel, 8, 6
Magnolia, 9, 5
Oak, 24, 30
Pine, 29, 8
Plum, 12, 11
Poplar, 28, 35
Sycamore, 24, 17
Spruce, 18, 7
Willow, 24, 40
Yew, 12, 5

I2 Risks to the grounds

Flooding - see previous section.

Mining - see previous section.

Cracked concrete paths and stone treads.

It is not possible during the course of our inspection to determine the many different types of plants, shrubs and trees within close proximity to a property. Whilst the influence of trees may be noted, if causing

damage at the time, no responsibility will be considered or attached for the future influence or damage howsoever caused by plants, shrubs and trees.

We are not aware of any environmental audit or other environmental legislation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination but we have not carried out any specific investigations into past or present uses, either of the property or any neighbouring land on this matter. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on the adjoining land or that the property has ever been put to a contamination use, this might have a material effect on the saleability and value of the property.

I3 Risks to people

No evidence of recent testing of the services was observed.

Inadequate fire detection coverage was observed within the property, presenting a risk of life should a fire ignite and go unnoticed, especially for sleeping occupants. Smoke detectors should generally be installed to all levels, i.e. hallways and landings.

The means of escape are not satisfactory as there are no fire doors fitted to provide a protected escape route from the upper floors in the event of a fire. This is a risk to life and the internal doors (other than the bathroom door) should be replaced with FD30S fire door sets.

The ceiling above the stairs is low in places at approximately 1.8m. This is a safety risk.

The timber panelling to the landing wall is a surface fire spread risk and should be coated with fire retardant paint.

Cannot rule out the possibility of lead water pipes.

Damp can create an unhealthy living environment for occupants.

Due to the age of the property, we cannot rule out the possibility of there being asbestos containing materials present. For peace of mind, consideration should be given to obtaining an asbestos survey prior to purchase.

I4 Other risks or hazards

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your Legal Adviser. Please draw their attention to the whole of Section I - Risks.

We are not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, if it is possible that other relevant matters may come to light as a result of legal enquiries listed in Section H - Issues for your Legal Adviser.

We are not aware that the property is located on a significant flight path for a major airport. However, your Legal Adviser should confirm this.

Your Legal Adviser should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

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

The solid walls give a relatively poor standard of thermal insulation and a fair amount of heat loss must therefore be expected from this property, compared to modern properties constructed of 300mm insulated cavity brick/blockwork.

There is unlikely to be sufficient insulation to the roof.

Please refer to your EPC for recommendations.

J2 Heating

The property is centrally heated by a gas fired boiler to radiators.

The heating system should be inspected and tested for efficiency by a suitably qualified heating engineer.

J3 Lighting

The property appeared to be generally provided with a reasonable level of both natural and artificial lighting. However, improvements can always be made. We would strongly recommend the purchase of energy efficient bulbs in the future.

J4 Ventilation

We noted some evidence of condensation dampness and surface mould within the property. Many properties are affected to some degree by condensation and in order to minimise the problem it is necessary to achieve a balance between insulation, ventilation and heating.

Sufficient ventilation should be maintained in the roof void to help prevent against condensation and mould..

J5 General

None.

K

Surveyor’s declaration

K

Surveyor's declaration

Surveyor's RICS number

0102501

Qualifications

BA HND Civil Eng FRICS Dip Surv FCABE Reg Val

Company

Cosey Homes Chartered Surveyors

Address

Unit 2 Craig Court, Standish Street, St Helens, WA10 1GJ

Phone number

03300535823

Email

Mike@coseyhomes.co.uk

Website

www.coseyhomes.co.uk

Property address

_____

Client's name

_____

Date the report was produced

14th December 2023

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

Signature

L

What to do now

L

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. 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 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 3 service and terms of engagement

M

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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you 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 inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 present the 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 advisers

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 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.

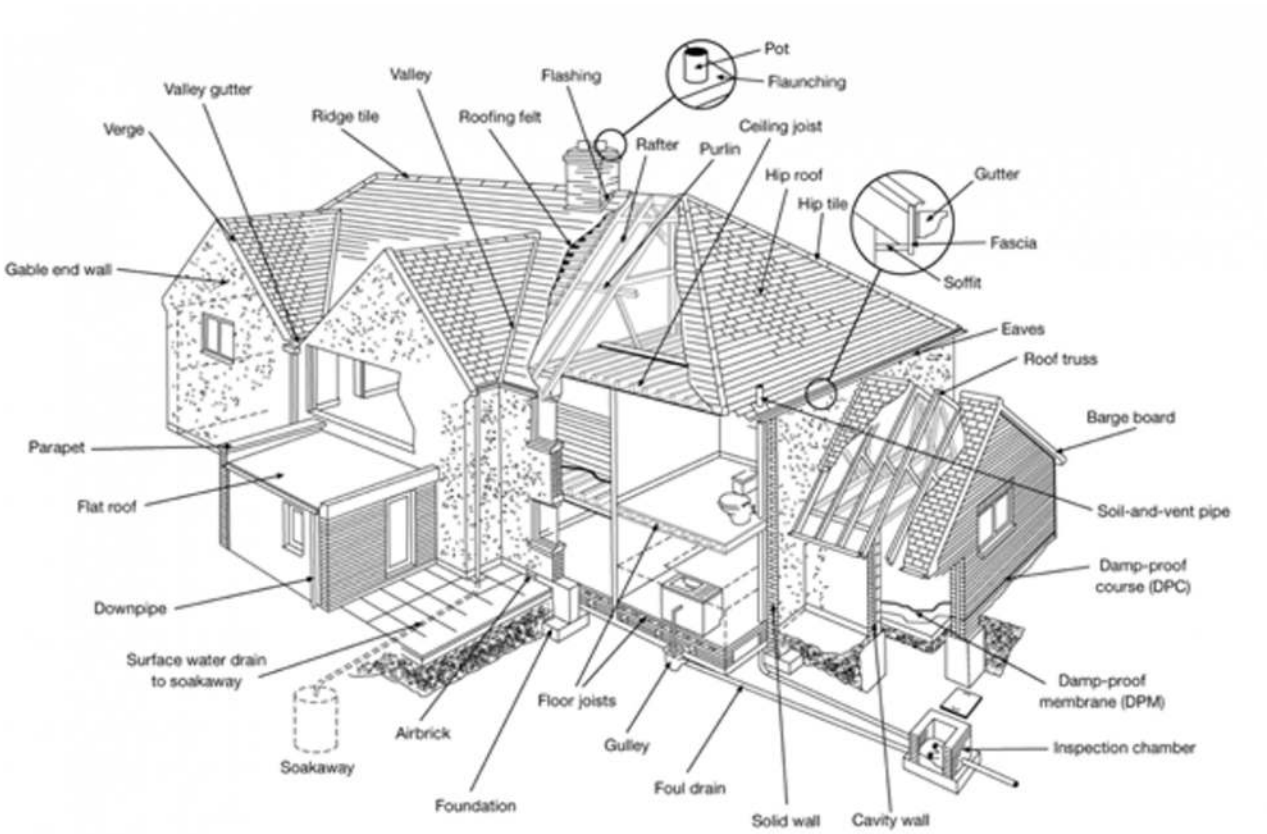
N

Typical house diagram

N

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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