

Building Survey Report (without valuation)

Survey level 3

on

65 Claude Road
Chorlton
M21 8DE

for

Sophie White & Simon Millman

Prepared by

Building Surveyors North West Ltd.
Chartered Surveyors
Chartered Construction Managers.
Chartered Building Engineers.

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PR3 1UA.

Date of Inspection
6 August 2020



Regulated by RICS

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Description of the RICS Building Survey Service

Please read the entire report in order.

RICS is the world's leading qualification when it comes to professional standards in land, property and construction. In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism. Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members. RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

A Introduction to the report

This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

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

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

B About the inspection

B1. Surveyor's name

Jonathan Higginson. MRICS. MCABE. MCIOB.

The property has been inspected by, and this report has been prepared by Jonathan Higginson MRICS, MCIOB, MCABE, who is a Chartered Surveyor (and an RICS Registered Valuer), Chartered Construction Manager and a Chartered Building Engineer. It is confirmed that the Surveyor has the professional status, knowledge and experience to carry out the service. The Surveyor has carried out the service on behalf of Building Surveyors North West Ltd. and the Surveyor has no personal liability in the matter.

B2. Surveyor's RICS number

0842434.

B3. Company name

Building Surveyors North West Ltd.

B4. Date of the inspection

6 August 2020

B5. Report reference number

3478

B6. Related party disclosure

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

B7. Client and instructions

Our instructing client is the prospective purchaser of the property.

We have confirmed the client's instructions by email and we have provided our usual terms and conditions of engagement (also by email).

The client has not provided us with any particular areas of concern.

B8. Full address and postcode of the property

65 Claude Road
Chorlton
M21 8DE

B9. Weather conditions when the inspection took place

It was mainly dry and overcast at the time of the inspection. This followed a period of changeable weather.

B10. The status of the property when the inspection took place

The property was occupied and fully furnished with floor coverings and finishes in the rooms.

The current owner was not present at the time of inspection. Access was provided via a key, borrowed from the estate agent.

The property was inspected during the Coronavirus pandemic. Government guidance was followed. Mask and gloves were worn. Physical contact was kept to a minimum. Our inspection was more restricted than normal.

You must appreciate that we were working in a house owned and occupied by someone else whilst they were not home. We do not disturb other people's personal possessions. Our inspection was therefore limited.

Where varnished or laminated floorboards were provided, these were well fixed down and could not be lifted easily without possibly causing damage.

The large amount of furniture, stored items, personal effects etc. severely limited our inspection.

Walls and surfaces concealed by tiles and panels, cupboards with backs, radiators and large freestanding items of furniture were not inspected.

The exterior of the building was inspected from ground level using binoculars as required and internally our inspection was from floor level. Only a limited view of upper components was available from ground level.

The taking of moisture meter readings was hampered by heavy furniture items, kitchen fittings, tiled finishes etc. It is possible that dampness may be discovered should such fixtures and fittings be removed.

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 through their 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.

The condition ratings are described as follows.

Condition Rating 3. Defects that are serious and/or need to be repaired, replaced or investigated urgently.

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.

Condition Rating NI. Not inspected (see 'Important note' below).

Important note: 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent.

Intermittent faults of services may not be apparent on the day of inspection.

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 likely 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. Purely cosmetic and minor maintenance defects that have no effect on performance are not generally reported. Although not a definitive figure, we would generally classify repairs and maintenance items costing less than £500 to be "minor". The report that we provide is not a warranty.

Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

C Overall assessment

This section provides our overall opinion of the property, highlighting major areas of concern. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations. To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

C1. Overall opinion

The subject property is a two storey, semi-detached house (with a loft conversion). The property has also been extended at the rear.

The property has been altered and extended. The advice in this report assumes that any such works carry all necessary consents and approvals.

Our inspection revealed the property to be structurally satisfactory with no major structural repairs required.

In most respects, the property is in a condition consistent with age and type. Normal repair and maintenance will be required.

The various works outlined in the report are quite common in a building of this age and type. If you intend to proceed with the purchase, you must consider the cost and inconvenience of dealing with the various repair and improvements required.

In terms of its condition, this property is considered to be a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported.

The purchaser is advised to obtain further investigations and quotations for all the issues reported, in order to get an accurate assessment of the scope and cost. Only then will you be able to make an informed decision as to whether or not to proceed with the purchase and, if so, at what price.

The various elements of the property requiring significant repair are listed below (and generally these are the items Condition Rated 2 or 3 in the report):

	Description	Cost £	Priority
1.	Renewal of the cast iron soil and vent pipe (which will inevitably rust and fail).	£750	C
2.	Upgrading of the timber framed, single glazed front door (to improve energy efficiency and security).	£1,250	B
3.	Renewal of all the timber frame windows. Our cost estimate allows for hardwood frames and double glazing.	£10,000	B
4.	Provision of a half-hour fire-resisting door to the attic room.	£750	B
5.	Provision of mains wired carbon monoxide detectors.	£500	B
6.	Repairs to rainwater goods.	£500	B
7.	Provision of a French drain across the rear elevation of the rear extension.	£2,000	B
8.	Pruning of trees.	£500	B
9.	Plaster repairs to the walls and ceiling in the front left bedroom.	£2,000	C
10.	Provision of an extract fan in the first floor bathroom.	£750	B
11.	Re-surfacing of the drive (which will require the co-operation of the adjoining owner).	£5,000	C
12.	Underground drainage survey, including a small provisional sum for drainage repairs.	£1,000	B

Priority A. As soon as possible.

Priority B. Within 2 years.

Priority C. Within 5 years.

“Provisional sum” means that we do not feel able to estimate the scope of work and/or the cost of this particular repair. Further investigation is required. The provisional sum should not be relied upon.

During a single, non-destructive, visual inspection of the property, it is unlikely that the Surveyor will identify every single issue. This is particularly true with older properties and those in below average condition. Whilst the Surveyor has done his best to provide you with good advice, we cannot guarantee the above list to be exhaustive. It is therefore essential (particularly with older properties and those in below

average condition) to allow an additional contingency sum in your budgeting.

Repairs which are thought unlikely to be required within the next 5 years are generally not reported or costed. Cost estimates are based on the surveyor's previous experience and arrived at following a non-destructive, single, visual inspection. Further works may become apparent after opening-up (of unseen areas), or further investigation, etc. You should therefore not rely upon the surveyor's estimates. You should obtain further investigations and formal quotation for all issues reported, prior to making a legal commitment to purchase the property.

Purely cosmetic and minor maintenance defects that have no effect on performance are not generally reported. Although not a definitive figure, we would generally classify repairs and maintenance items costing less than £500 to be "minor".

Having regard for the above, we would normally recommend an additional contingency sum (of around 10% of the cost estimates above) to allow for cost variations, addition work, etc. A higher contingency sum should be used for older properties and those in below average condition.

The above figures cannot be relied upon. The purchaser should obtain further investigations and quotations for all of the issues reported, in order to get an accurate assessment of the scope and cost.

Older properties inevitably require more maintenance than newer ones. The above is not intended to be an exhaustive list.

In addition to the above, there are a number of other aspects, which require attention in due course, which can safely be dealt with as part of an ongoing programme of routine maintenance and upgrading.

We would strongly recommend that you arrange for any builders' or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

Care must be exercised when choosing specialists or contractors to ensure they are sufficiently competent, and membership of relevant trade associations should offer some general reassurance.

C2. Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

The various elements of the property requiring further investigation are listed below:

Further investigation of the electrical installation (if no recent certification is available).

Further investigation of the gas installation (if no recent certification is available).

Further investigation of the heating installation (if no recent certification is available).

As soon as you receive the quotations and reports for the further investigations and the repairs specified above, along with the responses from your legal advisor, the Surveyor will be pleased to advise whether or not these change the advice given in this report. Only when you have all of this information should you decide whether or not to proceed with the purchase. You should remain in control of obtaining quotes and reports rather than rely on those provided by others. You are advised, however, that if you should decide to legally commit to purchase without obtaining the above information, you will have to accept the risk that adverse factors may come to light in the future.

D About the property

D1. Type of property

The property comprises a two storey, semi-detached house.

D2. Approximate year the property was built

1900

D3. Extensions, alterations, conversions to the property

The property appears to have been altered and extended as follows:

1. The loft has been converted to an additional bedroom, date unknown.
2. A single storey extension has been added at the rear, date unknown.
3. Chimney breasts have been removed, date unknown.
4. Part of the original rear wall has been removed between the original building and the rear extension. We assume that this was done when the extension was added.

We have not seen any details of the alterations which have been carried out to the property, and such information should be obtained from the vendors prior to purchase.

Your legal adviser should clarify when these alterations were carried out and confirm that all necessary Local Authority approvals were received.

D4. Information relevant to flats and maisonettes

Not applicable.

D5. Accommodation

Ground Floor.

Hall, lounge, front left reception room, front right reception room, kitchen, WC, utility room.

The doorway into the ground floor WC is of restricted height.

First Floor.

Landing, three bedrooms, family bathroom with WC.

Attic.

One bedroom (with restricted headroom).

D6. Construction

The original property is thought to be of traditional construction. The main roof comprises a timber frame, covered with interlocking concrete tiles. The main walls are constructed of cavity brick. The ground floors are of mixed suspended timber and solid construction. The upper floors are of suspended timber construction.

The rear extension is thought to be of traditional construction. The roof is pitched, timber framed and tiled. The walls are of cavity masonry. The ground floor is of solid construction.

D7. Means of escape

The property has accommodation on more than two floors. This makes it a higher fire risk. Mains wired, interlinked heat and smoke detectors (with battery backup) are required throughout the property (to provide early warning in the event of fire). We would also recommend fire resisting doors to the habitable rooms, to slow down the spread of fire and to provide additional time for escape. Fire precautions should have been considered during any cellar or attic conversion.

D8. Security

There is a burglar alarm but this was not tested.

The timber framed windows are relatively insecure.

The locks fitted to the timber doors are less secure (than modern multi-point locking systems). Additional locks (or even upgrading of the timber doors) should be considered.

D9. Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating: Not known.

D10. Services

Gas

Mains.

Electricity

Mains.

Water

Mains.

Drainage

Mains.

Central heating

Gas.

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

None.

D11. Grounds

The property occupies a level plot.

The property occupies a regularly shaped plot.

There are enclosed gardens to the front and to the rear.

There is no garage.

There are no permanent outbuildings.

There is a drive.

There is on street parking.

D12. Location

The property is situated in an established residential area close to local amenities.

The property is located in an area of predominantly similar housing.

Your legal advisers should enquire whether there are any planning restrictions in the area. Confirmation is required as to whether the property is within a Conservation Area (or possibly Listed), as special planning controls may apply.

D13. Facilities

There is good access to all local facilities and amenities, mainly available in the nearby town centre.

D14. Local environment

There are no known planning or highway matters that are likely to adversely affect the value of The Property, although no enquiries have been made to the Local Authority. Your legal adviser should provide further guidance, following normal pre-contract searches.

The property is not known to be in an area with an increased risk of flooding. However, we have not made formal enquiries. For further information, contact The Environment Agency (<http://www.environment-agency.gov.uk>). To our knowledge, neither the property nor the immediate areas have flooded in recent years.

The property is not situated in an area thought to be at a significantly increased risk from Radon. Again, we have not made formal enquiries.

The property may be located in a historic mining area. Further enquiries are recommended.

D15. Other local factors

There are no other significant adverse factors regarding the location of the property, to our knowledge.

E Outside the property

Limitations to inspection

Only a limited view of elements at high level was available.

Some parts of the roof covering were not visible.

Some parts of the chimney(s) were not visible.

Rainwater goods were not inspected from above (or seen working).

E1. Chimney stacks

Chimney stacks are particularly exposed to the weather and therefore regular maintenance must be carried out to ensure their stability and weather tightness.

There is a single brick chimney stack, which is shared with the adjoining house. The chimney pierces the roof at the ridge. Some aspects of chimney maintenance will require the co-operation of the adjoining owner.

The stack has four flues (serving the subject property), which are fitted with clay pots.

The stack is sealed to the roof coverings with lead flashings. These appear intact (where visible). We suspect that the chimney flashings were renewed when the roof was re-tiled. Condition Rating 1.

The brickwork and pointing to the chimney appear serviceable. Condition Rating 1.

The chimney pots appear serviceable. Condition Rating 1.

Notes:

The material cost of repairs to chimneys is usually minimal, but scaffold will be required for safe access and this can be expensive. Repair works are best carried out by a competent roofing contractor or builder.

Any works on shared chimney stacks should be undertaken in cooperation with neighbouring owners.

Ideally, any unused flues should be cowled and ventilated to prevent rain penetration and minimise possible condensation (See section K4 – ventilation). Cowls also help deter nesting birds.

Chimney Stacks: Condition Rating 1.

E2. Roof coverings

The main pitched roof is covered with interlocking concrete tiles, finished with matching hip and ridge tiles.

The main roof is of three-sided, hipped, pitched construction. There is a projecting pike to the front. The left roof slope of the front projection meets the front pitch of the main roof with a lead lined valley gutter.

Exposed edges (verges) are protected with PVC covers.

The concrete hip and ridge tiles are mechanically fixed.

The subject property would originally have had a clay tile roof covering. Clay tiles soften and perish, leading to the need for complete renewal. We suspect that the roof covering of this property has been replaced quite recently. There should be a Building Regulations approval and completions certificate for this work.

The replacement roof covering may be heavier than the original roof covering. Our inspection of the roof frame was hampered by the loft linings (which form the attic bedroom). There were no obvious signs of structural distress to the roof slopes or the roof frame to suggest any overloading problem. Condition Rating 1.

The adjoining semi-detached house has also had a replacement roof covering. However, the roof tiles are of a different style. There is a straight joint where the two different roof coverings meet. The joint appears to be formed with a GRP channel. The joint appears serviceable. Condition Rating 1.

The roof slopes are lined with a modern breathable felt, which provides secondary protection against water penetration.

The main roof is formed with a traditional "cut" timber (rafter and purlin) frame.

The roof slopes are even and well formed, suggesting that the timber frame remains in good condition. Condition Rating 1.

The concrete tile roof covering appears serviceable. Condition Rating 1.

The concrete hip and ridge tiles appear serviceable. Condition Rating 1.

The lead valley linings appear serviceable. Condition Rating 1.

The PVC verge covers appear serviceable. Condition Rating 1.

There are three roof windows to the rear roof pitch. We assume that these were added when the loft was converted. Their age is not known.

The roof windows to the main roof appear serviceable. Condition Rating 1.

The single storey rear extension has a single roof slope, sloping downwards to the rear. The roof is covered with concrete interlocking tiles, of the same type as found on the main roof.

There are three roof windows to the rear extension roof slope.

The rear extension roof slope meets the main building with a lead flashing.

The exposed edges (verges) are protected with PVC covers.

The concrete tile roof covering, the roof windows, the lead flashings, the verge covers, etc. all appear serviceable. Condition Rating 1.

The extension has vaulted ceilings, with no accessible roof space. We were therefore unable to inspect the roof frame, secondary lining, insulation, ventilation arrangements, etc. We cannot confirm that unseen areas are free from defect.

There is a single storey bay window to the front. This has a three-sided roof, covered with lapped clay tiles. The roof meets the main building with a lead flashing.

The tile roof covering and the lead flashing appear serviceable. Condition Rating 1.

The clay tiles to the front bay appear quite modern, as does the lead flashing. We therefore suspect that this roof covering has also been renewed at some stage.

Notes:

It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Roofs are often damaged during maintenance and aerial installation. Care should be taken. For safe access, scaffolding is required for most roof repairs and this can be expensive. Repair works involving over a quarter of the area of a roof will need Building Regulation permission unless undertaken by a member of the 'Competent Person Scheme', such as a Competent Roofer.

Valley gutters are often a source of leakage due to blockages and regular inspection/cleaning should be undertaken.

Roof Coverings: Condition Rating 1.

E3. Rainwater pipes and gutters

Rainwater from the main roof discharges into PVC gutters and downpipes.

Rainwater fittings to the extension are also of PVC.

The weather was dry and rainwater goods were not seen working.

The rainwater goods appear generally serviceable. Normal maintenance (e.g. cleaning, re-sealing of joints, re-alignment, etc.) is to be expected. Condition Rating 1.

We noted misalignment to the rear gutter of the main house around half-way along. This section appears to have dropped slightly. We noted a defective joint to the rear extension gutter, near where it meets the downpipe. Various minor repairs are to be expected. Condition Rating 2.

Notes:

For safe access, scaffolding or access equipment will be needed for most repairs and maintenance works to the rainwater fittings, which can be expensive. Repair works are best carried out by a competent roofing contractor or builder.

In view of the nearby trees, the gutters will require more regular cleaning along with re-sealing of joints.

Rainwater Pipes and Gutters: Condition Rating 2.

E4. Main walls

The main walls are constructed of cavity masonry with a bitumen based damp-proof course. The main walls are partly faced with clay bricks and they are partly faced with painted textured render. The main walls are around 275mm thick.

There are signs of a subsequent chemical injection damp proof course installation to some areas. The purchaser's solicitor should make further enquiries, in order to establish the scope of any such works and the availability of any long-term meaningful guarantee.

The main walls have a render finish. The rendering obviously conceals the masonry behind and without exposure works we cannot determine that the nature or condition of such masonry.

The single storey rear extension is constructed with traditional cavity masonry walls. These are around 300mm thick. The walls are faced in brick. The upper sections have a render finish. The extension walls are likely to incorporate PVC damp proof courses.

Masonry courses to the original house walls and the extension walls are evenly laid and adequately pointed. Condition Rating 1.

The render to the main walls and the render to the extension walls appears serviceable. We did note minor areas of render to the original house walls (e.g. under the rear left bedroom window). Minor repairs are required. Condition Rating 2.

Due to complete concealment, we could not determine the type of lintel used to span external openings, but we found no evidence of fracturing or distortion to suggest failure in these positions. Condition Rating 1.

The extension is likely to incorporate modern metal lintels over openings, although these were not visible. There were no signs of lintel defects. Condition rating 1.

The original property is likely to have been constructed with a bitumen-based damp proof course, however this was not visible for inspection. Bitumen damp proof courses tend to become brittle and crack as they age, leading to reduced performance. Condition Rating 1.

External ground levels around the property are too high in areas, particularly at the rear. Whilst there are no signs of internal dampness at present, the risk of future problems is increased. Condition Rating 2. It is good practice to maintain a 150mm (two bricks) clearance between external levels and the damp courses to prevent possible bridging and

damp penetration. High ground levels also increase the possibility of surface water ingress, particularly to vulnerable areas such as door openings. Therefore, the external levels should be lowered.

When checked with a spirit level, the main elevations (to both the original building and the extension) appear plumb and level with no major structural defects apparent. Condition Rating 1.

Notes:

For safe access, scaffolding or access equipment will be needed for most repairs at height to the walls and this can be expensive. Repair works are best carried out by a competent building contractor.

In order to minimise the risks of damp penetration and decay, it is essential to maintain the exterior of the property in good order at all times.

The cavity walls are formed in two leaves, which are usually held together with metal wall ties. Ties manufactured before 1981 are at an increased risk of corrosion, which if serious, can lead to structural failure. The condition of these ties cannot be properly ascertained without opening up the structure, but externally, there are no signs of any defects.

If any new areas of hardstanding are laid around the property, they should be set at an appropriate level (usually 150mm below damp proof course or internal floor level). The surfaces should also fall away from the walls, to ensure the efficient removal of surface water. The use of free draining materials, such as gravel, is good practice as this allows easy evaporation of moisture and helps to minimise the risks of dampness.

It is likely that the later extension walls incorporate insulation built-in during construction (See section K1 – Insulation).

The cavity walls to the main house may have been provided with insulation installed after construction. If possible, your Legal Advisers should confirm if there are any guarantees or Building Regulation permissions available (See section I2 – Guarantees).

Foundations were not exposed or examined but in view of the age of the property it is likely that the original building is constructed off shallow brick footings. These are inferior to ballast concrete but were a traditional type of foundation used before the First World War. The depth of foundations is likely to be shallow by present day standards (less than the minimum recommended depth of 1.0m required today, within which the sub-soil is affected by prevailing climatic conditions).

The extension is likely to have been constructed off concrete foundations to a depth and design as recommended by the Local Authority enforcing Building Regulations when the property was constructed.

Although evidence of previous movement was apparent typical of a property of this age, we noted no evidence of recent significant movement to suggest ongoing problems at foundation level. However, as the possibility of future movement cannot be discounted, it should be ensured that the property is adequately insured against the usual hazards including subsidence, heave etc. Your legal advisers should also enquire whether there have been any previous claims against the building insurance policy or other works to arrest structural movement. Enquiries concerning such insurance cover should be made, prior to exchange of contracts.

Main Walls: Condition Rating 2.

E5. Windows

The property is fitted with timber framed windows. These are of differing ages and styles. Some are double glazed and some are single glazed.

The single glazing will be prone to heat loss. The timber frames are rotting in places. In our opinion, most purchasers would want to install a complete replacement set of windows. Double glazing is recommended. Most properties nearby appear to retain timber window frames. We have therefore budgeted for a set of hardwood framed, double glazed windows and frames. Condition Rating 3.

The new windows should be installed by a FENSA registered contractor.

Notes:

The seals around the edges of double-glazed sealed units often fail, allowing moisture to penetrate between the panes of glass, which results in misting and condensation. Whilst unsightly, this is not usually serious, although there is no means of repair and complete replacement of affected units is the only possible solution. With older windows, it may be preferable to replace the entire window and frame, rather than just replacing the failed unit.

Damp can easily penetrate around the edges of window (and door) frames. To minimise problems, it is essential that the frames are kept in repair and carefully sealed to the walls.

Windows can suffer from high levels of condensation, particularly during cold weather. This can be difficult to manage, but is often minimised by good heating and ventilation. Any mould growth is best cleaned with dilute bleach.

Replacement window (and door) frames that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Adviser to check whether these frames comply and whether there is a guarantee available (see section I2 –Guarantees).

All window lock keys should be kept readily available to allow for emergency escape.

Windows: Condition Rating 3.

E6. Outside doors

The property is fitted with a timber front door. This is single glazed. It is fitted with a night latch and a mortice lock.

The timber door will inevitably rot. The single glazing will be prone to heat loss. We would therefore recommend upgrading of the front door. An insulated, double glazed door with multi-point locking would be preferable. Condition Rating 2.

There is a set of hardwood framed, double glazed, folding doors to the rear elevation of the rear extension. These appear relatively modern and serviceable. Condition Rating 1.

Notes:

When taking up occupation, it is advisable to change the locks. All door keys should be kept readily available to allow for emergency escape.

Outside Doors: Condition Rating 2.

E7. Conservatory and porches

None.

Conservatory and Porches: Condition Rating NI.

E8. Other joinery and finishes

The original building and the extension do not have traditional fascia boards. The gutters are fixed directly to the ends of the roof rafters. This arrangement is common in houses of this age and type. However, the ends of the rafters are not protected from the elements and this may cause them to rot more quickly. This arrangement also tends to mean that the gutters are not as well supported (compared to gutters fixed to fascia boards). When next renewing the rainwater goods, we would recommend that consideration is given to installing fascia boards (in order to better support the gutters and to protect the ends of the rafters). There are timber bargeboards to the front roof edges of the front projection. These are largely concealed behind PVC verge covers. The visible timbers appear serviceable. Condition Rating 1.

Notes:

Regular renewal of the decorations will be required to prevent deterioration and help to maintain the visual appearance of the property. When redecoration is undertaken, the edges of the window and door frames should be carefully inspected and resealed as necessary in order to minimise the risks of damp penetration. For safety, proper access equipment should be used.

Lead paint may have been used previously. When this peel and flakes it can be harmful, particularly to pregnant women and children. Testing kits are readily available and if found, the paint should be removed carefully with appropriate precautionary measures taken.

Other Joinery and Finishes: Condition Rating 1.

E9. Structural issues

At the time of inspection there were no signs of significant ongoing structural movement. Condition Rating 1.

Although evidence of previous movement was apparent, typical of a property of this age, we noted no evidence of recent significant movement to suggest ongoing problems at foundation level. However, as the possibility of future movement cannot be discounted, it should be ensured that the property is adequately insured against the usual hazards including subsidence, heave etc. Your legal advisers should also enquire whether there have been any previous claims against the building insurance policy or other works to arrest structural movement. Enquiries

concerning such insurance cover should be made, prior to exchange of contracts. Condition Rating 1.

There are a number of trees around the property. Most of these are thought to be large enough or close enough to pose any structural threat at present. The trees should be regularly pruned to reduce the future risk. Condition Rating 2.

There is one tree which is only around 1m away from the right rear corner of the rear extension. We suspect that the tree pre-dates the extension and we therefore assume that the extension foundation design took adequate account of the tree. Nonetheless, we would recommend that this tree is regularly pruned to prevent further growth in order to minimise the future risk. Condition Rating 2.

Structural Issues: Condition Rating 2.

E10. Other

There are no other external matters affecting the main property that require further comment.

Other: Condition Rating NI.

F Inside the property

Limitations to inspection.

Most of the main roof space is occupied by the loft accommodation. The wall, floor and ceiling linings conceal many areas from view. We cannot confirm that unseen areas are free from defect.

Furnishings and contents restricted our internal inspection.

Finishes and floor coverings restricted our internal inspection.

F1. Roof structure.

Most of the main roof space is occupied by the loft accommodation. The wall, floor and ceiling linings of these rooms conceal most of the roof frame, secondary linings, insulation, ventilation provisions, etc., from view.

Based on a non-destructive visual inspection, the loft conversion appears adequate. Clearly, we cannot confirm that it meets statutory standards. There should be Building Regulations approval and certification for the loft conversion.

We would recommend the installation of a half-hour fire-resisting door to the loft room. Fire doors are intended to slow down the spread of fire in order to provide additional time for rescue. This is recommended because it is much harder to escape from a loft room (compared to a first floor bedroom) in the event of fire. Condition Rating 2.

Access to the front and rear eaves roof spaces is via vertical hatches in the front and rear partitions of the attic bedroom.

The roof is constructed of traditional 'cut' timber framing.

There is a modern breathable lining under the roof slopes, concealing battens and tile fixings from view.

Masonry supports to the roof frame appear adequate, where visible. Condition Rating 1.

Masonry party walls in the roof space appear intact and serviceable, where visible. Condition Rating 1.

Our inspection of the eaves areas was hampered by stored items.

The extension has vaulted ceilings, with no accessible roof space. We are therefore unable to comment upon the roof frame, secondary lining, insulation, ventilation arrangements, etc. We cannot confirm that unseen areas are free from defect.

Notes:

The loft provides useful storage, but it should never be overloaded as this can cause sagging of the joists and damage to the ceiling finishes. All stored items should be well protected.

Upgrading of insulation levels should be considered to reduce heat losses and also minimise the risks of frost damage and plumbing leaks (See section K1 – Insulation).

Mice and other vermin are common in lofts and often enter buildings during autumn as the colder weather approaches. As electrical cabling and insulation could be harmed, poison should be carefully laid or traps set.

There are no signs of any active infestation by wood boring insects (often called woodworm) to the inspected sample of accessible roof timbers. However, it must be appreciated that a property of this age may have suffered from some infestation to areas currently hidden. If any active infestation is found in the future, localised treatment should be sufficient.

Roof Structure: Condition Rating 2.

F2. Ceilings.

Original ceilings are of lath and plaster construction, which have an inherent defect in that they are vulnerable to sudden collapse particularly if subjected to undue vibration or dampness. They rely on the nibs between timber laths for their strength and if these nibs crumble or break, areas of ceiling plaster below become loose and can fall without warning. Areas of ceiling plaster which can appear to be sound may be found to be loose and defective on removal of lining paper and other coverings.

Cracking and other defects to ceilings are apparent (to the older ceilings), and some repairs should be anticipated, particularly when redecorating. Condition Rating 1.

We did note some cracking to the front left bedroom ceiling. This is thought to be age-related and not of structural significance. Repairs will be required. Condition Rating 2.

The single storey extension has plasterboard ceilings. These appear to remain serviceable. Condition Rating 1.

Notes:

The dated and probably original lath and plaster ceilings within the property displayed signs of distortion and damage, probably having occurred over a number of years. Lath and plaster construction is usually formed by the application of a lime plaster on the face of timber laths which are fixed to a timber floor or ceiling joists. Over a period of years fractures occur in the plaster where it passes between the timber laths and the ceiling plaster surface can become separated from the timber construction. When this happens, there is a risk of collapse which can cause damage to furniture and fittings within the room and risk of injury to anyone who may be in the room when a failure occurs. The normal useful life of this type of construction varies but ceilings within this property may well be coming to the end of their useful lives, and some re-plastering should be anticipated.

Wherever recessed lights have been used, care should be taken to ensure that any insulation material is adequately protected from such lights to prevent overheating and possible fire damage.

The shrinkage and differential movement cracks that are visible, mainly at the corners and joints, are not serious and only minor filling and decoration will be required.

Ceilings: Condition Rating 2.

F3. Walls and partitions.

The internal walls and partitions are constructed of masonry and studwork with plastered and boarded finishes.

The walls and partitions have been inspected within the rooms but no opening-up work has been undertaken. A precise composition of the wall structures, linings and finishes cannot be ascertained without damage being caused.

There is tiling to the 'wet' areas.

Much of the plaster is likely to be original. Some cracking and loosening of plaster are likely. Normal plaster repairs are to be expected. Condition Rating 1.

We did note some cracking to the wall plaster in the front right bedroom. This is not thought to be of structural significance. Plaster repairs will be required. Condition Rating 2.

Part of the original rear elevation has been removed in the kitchen, between the original building and the extension. Condition Rating 1. The structural supports are not visible, but there are no signs to suggest any failure caused by this work. This structural alteration would have required Building Regulations approval. Legal advisers should ensure that all necessary consents and certification are in place. Any shortfall could affect saleability and could mean that additional work is required.

Some of the first floor walls appear to be built directly off the timber first floor joists, with no signs of structural support directly below. The weight of these first floor brick walls can cause deformation (sagging) of the timber first floor joists. However, there were no signs of such problems in this property at the time of inspection. Condition Rating 1.

Notes:

Removal of internal load-bearing walls is a structural alteration and should be undertaken with Building Regulation Consent. Your Legal Advisers should make further formal enquiries of The Local Authority (although often such consents were not obtained with older work). Whilst there are no signs of failure, in the absence of any consents or proper supervision, there is a small risk of concealed defects requiring additional work and expense (see section I1 – Regulation).

Condensation is present to a degree in all properties due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a difficult problem to manage, but good insulation and sensible use of heating and ventilation will help. Care should be taken when storing perishable articles, such as books and clothes, as these may deteriorate.

The general shrinkage and differential movement cracks, mainly visible at the corners and openings, are not of a structural nature and only minor filling will be required, prior to redecoration.

The edge seals to tiled areas, particularly around sanitary fittings, are often a source of water leakage and potential rot. Periodic inspections should be undertaken. Re-sealing will be required from time to time.

We assume that adequate support exists for upper floors and partitions where spanning over open sections of lower floor accommodation. We noted no evidence of structural distress but this can only be completely confirmed by opening up parts of the structure.

Walls and Partitions: Condition Rating 2.

F4. Floors.

Floor coverings, where provided, considerably restricted our inspection of flooring. Floorboards, where provided, were well fixed down and could not be lifted easily without causing damage.

Ground floors to most parts of the original property are of suspended timber construction to most areas. The floorboards were exposed in the front left reception room. We were unable to access the void under the timber ground floor. The size of supporting joists has not been checked and it is assumed that suitably sized joists have been installed with adequate bearing at the ends and suitable protection from dampness. The timber ground floor was found to be reasonably level and firm underfoot where walked upon with no significant defects or distortion apparent. Condition Rating 1.

Suspended timber ground floors in older properties will inevitably rot and decay due to the presence of dampness in the bearing brickwork and in the ground under the timber floor. This process is accelerated in properties with defective damp proof courses or poor sub-floor ventilation. Condition Rating 1. It would be prudent to budget for repair and maintenance in the longer term.

There are an adequate number of ventilator bricks to the main elevations. Provided these are kept free from obstruction, sub floor ventilation should be adequate. Condition Rating 1.

We suspect the ground floor in the kitchen is solid. Whilst no significant defects were apparent underfoot, we cannot confirm that the floor includes a satisfactory damp proof membrane or indeed that the site was adequately prepared prior to the laying of the concrete finish. The solid ground floor was found to be relatively level and firm underfoot. Condition Rating 1.

There is a small step down from the timber floor in the hall to the solid floor in the kitchen.

The property has suspended timber upper floors. The suspended timber first floors were found to be level and reasonably firm underfoot, where walked upon with only minor spring and distortion, within acceptable tolerances for domestic construction of this period. Condition Rating 1.

The single storey rear extension has a solid floor, which was concealed by the presence of fitted floor coverings. The extension floor was found to be level and firm underfoot where walked upon. Condition Rating 1.

There are a number of loose and creaking floorboards that will require re-fixing. When floor coverings are removed, other areas of disrepair might be revealed requiring attention. Condition Rating 1.

Notes:

Furniture, finishes and floor coverings prevented a detailed inspection.

Older solid floors were not built with a waterproofing layer (a damp proof membrane). This is not a serious problem at present. However, it is best to avoid impervious coverings such as vinyl or foam backed carpets as these will prevent the easy evaporation of moisture and possibly cause dampness problems. If perishable finishes, such as wood strip, are to be laid then some damp proofing may be needed. It would be sensible to install an asphalt (waterproof) topping over the existing older solid floors (as part of any future refurbishment or damp control works), so as to provide a level, moisture resistant solid floor surface.

With a property of this age, it is likely that the ground floor timber joists will be in close proximity to relatively damp masonry and the timbers will have inevitably deteriorated to some extent over the years. Although there is no evidence of any disrepair at present, it would be prudent to lift several ground floor boards to inspect the joists and sub-floor voids for rot and wood boring insect attack, prior to re-covering. The opportunity could also be taken to insulate the floors as required (See section K1 – Insulation).

There are no signs of any active infestation by wood boring insects to the accessible floor timbers (often called woodworm). However, it must be appreciated that a property of this age may have suffered from some infestation to areas currently hidden. If any active infestation is found in the future, localised treatment should be sufficient.

The sub-floor vents that provide air circulation beneath the suspended ground floor structure are adequately sized and suitably spaced around the external walls. In order to prevent condensation and minimise the rate of deterioration to the timbers, these vents must be kept clear at all times (See section K4 – ventilation).

The floorboards creak in areas and have been cut and slightly damaged over the years. Whilst not serious, some re-fixing and repairs will be needed, prior to re-covering.

The extent and adequacy of insulation to the suspended floors and any concealed plumbing within the floor voids cannot be ascertained. If the floors are exposed in the future, the opportunity should be taken to lift a few boards and upgrade insulation, where possible (See section K1 – Insulation).

The solid ground floor construction is unlikely to incorporate any insulation (See section K1 – Insulation).

Floors: Condition Rating 1.

F5. Fireplaces, chimney breasts and flues.

There are masonry chimney breasts in several rooms.

At the time of inspection, a woodburning stove was fitted in the front left reception room. This was not tested. If there is no recent HETAS certification, it should be tested (prior to use), as a minimum measure. Condition Rating 3.

Most of the original masonry chimney breasts appear structurally intact throughout the building. Remaining fireplaces were not tested. Chimney breasts appear structurally stable. Flue integrity was not tested. Condition Rating 1.

Some original fire place openings have been closed up and flues are disused. Disused flues should be capped (or cowed) at roof level and ventilated top and bottom, to reduce the risk of dampness and associated defects. Condition Rating 1.

The chimneybreast in the kitchen has been removed but we cannot confirm that adequate support has been given to the remaining chimney masonry. Although there were no obvious signs of distress, it would be prudent to check the quality of support. This work would also have required Building Regulations approval and your legal advisers should confirm that consent was obtained. Condition Rating 1.

Notes:

It is good practice to cowl all unused chimney pots. This prevents rain penetration and allows a degree of ventilation to the flues, helping to minimise damp. Cowls also help deter nesting birds.

It is not possible to indicate the condition of the flues or the presence of flue liners. No assumption should be made as to the practicality of using chimneys and it is recommended that any flues should be swept prior to purchase.

Further investigation of flues will be necessary should you wish to install working fires. A Gas Safe registered engineer should be employed to install gas appliances to ensure compliance with Gas Safety Regulations.

It should be ensured that any gas or solid fuel appliances were installed by a Gas Safe or HETAS registered engineer who would ensure compliance with Gas Safety Regulations or Building Regulations.

In the absence of any such verification, a safety check by such an engineer is strongly recommended.

Fireplaces, Chimney Breasts and Flues: Condition Rating 3.

F6. Built-in fittings (kitchen).

There is an adequate range of units in the kitchen.

The kitchen is serviceable, although showing signs of minor wear and tear, consistent with age. Integrated appliances were not tested.
Condition Rating 1.

Notes:

Kitchens are areas of high wear and tear, due to heat, steam, etc. Units and work surfaces therefore require periodic repair and renewal.

Built-In Fittings: Condition Rating 1.

F7. Woodwork.

The property has mostly timber internal doors. Doors are hung in timber frames.

The property has softwood skirting boards and architraves throughout.

There is a timber staircase to the first floor. There is a further staircase to the second floor.

A random selection of door and window openers were operated, to assess the ease with which they opened and closed. Some require adjustment. Condition Rating 1.

The first floor staircase is original and serviceable. The internal staircase was carpeted which restricted our inspection. It appears serviceable underfoot, although some treads creak and require attention. Condition Rating 1.

The attic staircase is thought to be later addition. This appears serviceable. Condition Rating 1.

The internal joinery is in fair condition for the age of the property. Condition Rating 1.

We would recommend a fire-resisting internal door to the attic room. This would help to slow down the spread of fire, allowing additional time for escape or rescue. Condition Rating 2.

Notes:

Lead paint may have been used previously. When this peels and flakes it can be harmful, particularly to pregnant women and children. Testing kits are readily available and if found, the paint should be removed carefully with appropriate precautionary measures taken (See section J3 – Risks to People).

The panes of glass in this property may constitute a significant safety hazard. Some glass is also close to floor level where there is an increased risk of injury. It would be prudent to have the glass checked by a glazier to ensure that safety glass has been used where necessary.

Woodwork: Condition Rating 2.

F8. Bathroom fittings.

There is an adequate suite of sanitary fittings in the first floor family bathroom.

There is a ground floor shower room with WC and hand basin.

The sanitary ware appears serviceable. Condition Rating 1.

There appear to be an extract fan in the ground floor shower room. Condition Rating 1.

There is no extract fan in the first floor bathroom. A fan should be installed. Condition Rating 2.

Notes:

Sanitary fittings, particularly showers, are often a source of water leakage and periodic attention, particularly to the edge seals, is likely to be needed to prevent possible problems. Repairs can be very disruptive.

Your Legal Adviser should confirm what appliances (if any) are to be included in the sale.

Bathroom Fittings: Condition Rating 2.

F9. Cellar

There is no cellar.

Cellar: Condition Rating NI.

F10. Dampness and timber defects

Where accessible, moisture meter readings were taken internally.

We found no significant signs of dampness within the property. Please be aware of our restrictions of inspection. Condition Rating 1.

Damp testing was not exhaustive.

Normal moisture content readings of around 10% to 15% saturation were obtained around the lower sections of the ground floor walls. These readings suggest that the damp proof courses are functioning adequately. Condition Rating 1.

Notes:

Any details of previous damp proofing works should be investigated especially those subject to guarantee.

Dry lining has been applied to some walls, which may conceal dampness to the masonry behind.

Dampness within a property of this age and construction can be very difficult to eradicate. To do so normally involves work of a disruptive and expensive nature. Accordingly, a decision has to be made whether to

accept and live with the problems of dampness together with the associated risk, or to carry out further investigations. The dampness, if left untreated, may cause damage to the fabric of the building.

Where the ground levels are high in relation to internal floor levels, symptoms of rising dampness can be exacerbated as the damp proof course may be bridged. The ground to the base of the affected walls should therefore be either lowered, if it is more appropriate or convenient, cut away from the base of the affected wall to form a small trench or French Drain which is filled with pea shingle. This reduces the risk of rising or penetrating dampness.

It is likely that a property of this age and type will have suffered some form of wood boring insect attack, particularly to timbers which are unlikely to have been previously treated against such infestation. Areas particularly prone to attack are the staircase, roof and floor timbers (particularly to the ground/lower ground floors), which tend to be more susceptible to damp and poor ventilation. Many of these areas cannot be fully inspected due to the previously stated limitation. Localised areas of insect infestation may therefore be discovered when the property is fully emptied and exposed.

We would recommend that your legal advisers enquire whether any guarantees are available for timber treatment works which may have already been carried out within the property.

Dampness and Timber Defects: Condition Rating 1.

F11. Decoration

Internal decoration is average. Decoration is a matter of personal preference and the purchaser may wish to redecorate. Condition Rating 1.

Further marking and discolouration may become apparent when furniture and contents are removed and normal internal re-decoration should be anticipated. Condition Rating 1.

Decoration: Condition Rating 1.

F12. Other

There are no other internal matters to report.

Other: Condition Rating NI.

G Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, or meet modern standards.

Limitations to inspection.

None.

G1. 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.

Mains electricity is connected with the meter situated under the stairs. The distribution board is adjacent.

Short circuit protection is provided by circuit breakers. There are also two RCDs (a residual current device providing additional protection).

The label on the distribution board states that the installation was tested in 2013 and the next test was due in 2018. This suggests that the electrical installation is overdue.

No recent electrical safety test certificate was seen on site, hence a Condition Rating 3 is given at the end of this section.

Based on a visual inspection, the installation appears to be of mixed ages. We suspect that the distribution board was upgraded when the extension was added or when the loft was converted.

The installation appears to remain serviceable, but it was not tested in detail.

The installation is unlikely to comply with the latest wiring regulations (See section J3 – Risks to People). Some upgrading is likely to be required and an Electrical Installation Condition Report should be

undertaken by a registered electrical contractor who is a member of The Electrical Safety Register (www.electricalsafetyregister.com). Condition Rating 3 (further inspection) (See section J3 – Risks to People).

Notes:

Electrical faults are a major cause of fires and it is essential that periodic safety inspections are undertaken by a registered electrician.

You should carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken, prior to redecoration. A registered electrician should carry out any larger repair and alteration works, or they now require Building Regulation approval.

Guidance published by the Institute of Electrical Engineers recommends that inspections and testing are undertaken at least every 10 years and on change of occupancy. All electrical installation work undertaken after 1 January 2005 should also be identified by an Electrical Installation Certificate. We would therefore recommend that the electrical installation is tested by a competent electrician and estimates obtained for upgrading as necessary, possibly including alterations to suit your requirements.

Electricity: Condition Rating 3.

G2. Gas/oil

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

Mains gas is connected with the meter located in an outside box.

Internal pipework, where visible, appears to be copper.

No recent gas safety certificate was seen on site, hence a Condition Rating 3 is given at the end of this section.

There should be a Building Regulations compliance certificate for the boiler.

The gas installation and all appliances should be inspected for safety by a member of a 'competent person scheme' such as a Gas Safe Registered

engineer (See section J3 – Risks to People). Condition Rating 3 (further investigation).

Notes:

Any new gas appliances should be installed by a Gas Safe registered engineer.

Gas/Oil: Condition Rating 3.

G3. Water

Mains water is connected.

We do not know if there is a meter fitted.

The internal stop tap was not seen.

The incoming service pipe was not seen. It may be lead. If so, future renewal is to be expected.

The internal pipework is plumbed in copper and plastic.

There were no signs of leaks apparent. Condition Rating 1.

Having regard for the age of the property, there may be some older lead pipework. Condition Rating 1. The need for some re-plumbing cannot be ruled out.

Notes:

You should familiarise yourself with the location of the water stop taps, which should also be kept readily accessible to allow for emergency operation.

Older (lead) pipework may be concealed from view (e.g. under floors) and this may be discovered during future improvements (e.g. renewal of bathrooms or kitchen).

Lead pipework is not considered to be a significant health hazard, but it would be preferable to renew the older pipework at some stage.

To prevent possible freezing and leakage, it is essential to maintain good insulation to all vulnerable areas of plumbing (See section K1 – Insulation).

Water: Condition Rating 1.

G4. Heating

Central heating and hot water are provided by a Worcester gas fired combination boiler situated in the ground floor shower room. The boiler provides central heating via water filled panel radiators. It also provides instant hot water. The combination central heating boiler provides hot water direct. There is no provision for hot water storage therefore supplies are instantaneous and will be limited when serving more than two fittings simultaneously.

The system should be seen running and evidence of recent regular and satisfactory servicing should be obtained. If it is not possible to see the system running or to obtain such evidence the system should be tested and serviced by a Gas Safe registered contractor prior to your legal commitment to purchase.

The radiators appear serviceable. Condition Rating 1.

The system appears adequate and serviceable but was not tested. It is not known if there is any service history for the system and the purchaser's solicitor should verify. Condition Rating 1.

The boiler appears modern and serviceable. Condition Rating 1.

There should be a Building Regulations compliance certificate and a gas safety certificate for the boiler. No certification was seen and a Condition Rating 3 is therefore given.

The heating installation should be inspected for safety by a member of a 'competent person scheme' (See section J3 – Risks to People). Condition Rating 3 (further inspection required).

Notes:

For safety, all gas appliances need annual maintenance by a member of a 'competent person scheme' such as a Gas Safe Registered engineer. If possible, service records should be obtained from the vendor.

Pipes have been run within the structure and are not readily accessible. This is very common, but can be disruptive if leakages occur. Care should be taken when undertaking maintenance and repair as the pipes will be vulnerable to damage from nails and screws etc.

It is essential to obtain a Landlord's Gas Safety Certificate if the property is to be let.

Heating: Condition Rating 3.

G5. Water heating

Hot water is provided by the central heating boiler and stored in a copper foam lagged cylinder located in the airing cupboard. There is also an electric immersion heater for alternative provision.

The hot water system is dated. It will be inefficient by today's standards. Future upgrading should be budgeted for. Condition Rating 2.

There were no signs of leakage apparent. Condition Rating 1.

Having regard for the age of the property, there may be some older lead pipework. Condition Rating 1. The need for some re-plumbing cannot be ruled out.

Notes:

Combination boilers have limitations. They are generally not able to provide central heating and hot water at the same time. They are also often unable to supply hot water to more than one appliance at once.

Where possible, exposed hot water pipes should be lagged to minimise heat losses (See section K1 – Insulation).

Water Heating: Condition Rating 1.

G6. Drainage

The property has clay gullies around the perimeter of the property, collecting roof and surface water. These appear serviceable. Underground drains were not traced or tested.

External ground level across the rear of the rear extension is high, compared to internal floor level. This increases the risk of internal dampness. External ground level should be reduced, or a French drain should be installed where the rear paving meets the rear wall of the rear extension. Condition Rating 2.

Foul drainage is assumed to be connected to the main sewer, which has been adopted and is maintained at the public expense. However, your Legal Advisers should formally confirm this (See section I3 – Other Matters).

The drains are likely to be shared with neighbouring owners.

It was not possible to locate an accessible inspection chamber within the site. Therefore, it is not possible to give an indication of the condition and efficiency of the drainage system.

The older metal soil pipe and waste pipes will rust and fail. Renewal should be budgeted for. Condition Rating 2.

There are trees around the property and there is a risk that tree roots may have damaged the underground drains. A specialist underground drainage survey is therefore recommended. Condition Rating 2.

Notes:

Open gullies should be periodically cleaned out and provided with proper covers to minimise the risks of blockages.

We stress that the underground drainage system has not been traced or tested as part of this report.

The serviceability of the underground drainage system for a building of this age cannot be predicted and the need for future repairs or even renewal must therefore be accepted. It is therefore recommended that a specialist drainage contractor be asked to inspect and test the drainage system before you are legally committed to purchase the property. A closed-circuit TV based report would be prudent.

You should enquire whether there have been any previous problems with the underground drainage system such as blockages.

Drainage: Condition Rating 2.

G7. Common services

Not applicable.

Common Services: Condition Rating NI.

G8. Other services/features

Fire detectors.

There are mains powered, inter-linked heat and smoke detectors installed throughout the property. The existing detectors should be regularly tested. Condition Rating 1.

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Carbon monoxide detectors.

Mains wired carbon monoxide detectors should be fitted near the boiler and any working fire (See section J3 – Risks to People). Condition Rating 2.

Security alarm.

There is a burglar alarm but this was not tested. Condition Rating 1.

Other Services/Features: Condition Rating 2.

H Grounds (including shared areas for flats)

Limitations to inspection

None.

H1. Garage(s)

There is no garage.

Garage(s): Condition Rating NI.

H2. Permanent outbuildings and other structures

There are no permanent outbuildings.

Permanent outbuildings and other structures: Condition Rating NI.

H3. General

The plot is bounded by mainly timber fences and masonry walls. Boundaries are generally well defined.

Boundary structures are in a condition consistent with age. Normal maintenance will be required. Condition Rating 1.

The property has garden areas to the front and rear. Gardens are predominantly laid to lawn with planted borders. Garden areas are generally well maintained. Condition Rating 1.

Most areas of hardstanding are laid with paving. Paved areas are generally serviceable. Normal maintenance is to be expected. Condition Rating 1.

There is a drive to the right. The drive shared with the neighbouring house to the right. The concrete surface is deteriorating. Re-surfacing will soon be due. This requires the co-operation of the adjoining owner. Condition Rating 2.

There are trees around the dwelling. The closest tree is around 1m from the rear elevation of the rear extension. Although there were no signs that this had caused any structural damage at the time of inspection, the tree does represent a risk. Ideally, it should be pruned as a minimum measure. Removal may be preferable. Condition Rating 2.

We have carried out a cursory inspection of the grounds. We are not horticultural experts and we are not able to identify the plants growing around the property. If we suspect that any plant is a risk (e.g. Japanese Knotweed) then it will be reported. However, such plants often go unnoticed (e.g. if they are relatively small or when they are dormant in winter). We are therefore unable to confirm that the grounds and surrounding areas are free from any such plant. If further advice is required, then an appropriate specialist should be consulted.

Notes:

If possible, your Legal Advisers should confirm the extent and ownership of the boundaries (See section I3 – Other Matters). This is important as repairs can be costly. Doubts over the position of the boundaries can also cause neighbour disputes that can be unpleasant and expensive to resolve.

Your maintenance and repairing responsibilities in respect of boundaries, walls and fences should be established before any works to them are carried out. Your conveyancer should also ensure the adequate definition of boundaries within the deeds, as their location on site is not always clearly defined.

Your legal adviser should verify your liabilities with regard to upkeep of all external areas, boundary walls and fences, prior to legal commitment to purchase.

There are areas of trees around the property and there will be a tendency for leaves to collect in rainwater goods, meaning that cleaning and maintenance requirements will be higher than average.

Other: Condition Rating 2.

I Issues for your legal advisers

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

11. Regulations

Legal advisers should confirm if permissions and certification exist for the following:

Local authority planning permission for extensions/alterations.

Building regulations approval and completion certificate for the extensions/alterations.

FENSA certificate or building regulations approval for double glazing installed after 01 April 2002.

Electrical installation certificate for electrical work completed after 01 January 2005.

Building Regulations certificate for any gas boiler installed after 1st April 2005.

Building Regulations approval for recent reroofing.

12. Guarantees

Your Legal Advisers should check for the existence, validity and transferability of any guarantees, certificates, warranties and service records. These should be made available to you before completion.

Likely items include:

The cavity wall insulation (if fitted).

Replacement boiler.

Previous damp control works.

Previous timber treatment works.

Re-roofing.

13. Other matters

The property is assumed to be freehold. You should ask your Legal Advisers to confirm this and explain the implications.

Your Legal Adviser should also check the following:

That the road is adopted (maintained at public expense) by the Highway Authority.

That the main sewer is adopted (maintained at public expense) by the Highway Authority.

Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the main sewer).

The ownership of the boundaries.

Whether the property has been flooded in the past. If flooding has occurred, it should be confirmed to what extent and whether repairs were undertaken under insurance. It is also important to confirm that continuing insurance cover will be available.

Confirm where possible the position of the boundaries and responsibility for maintenance thereof where these are shared with neighbours' property.

Confirm that there are no defects in title of the property or any rights associated therewith.

Confirm that vacant possession will be given upon legal completion of the purchase.

The solicitor should verify the presence of Local Authority Planning Permissions and Building Regulations approvals for the various extensions and alterations to the property.

Confirmation should be obtained as to whether the property is listed or lies within a Conservation Area.

Confirmation should be obtained that the structural alterations and extensions referred to in this report have received local authority consent.

Confirm the presence of a recent electrical periodic safety certificate for the property.

Confirm the presence of a recent gas safety certificate for the property.

Your legal advisers should confirm access arrangements and maintenance obligations in respect of the shared drive.

Any adverse discovery may have serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to a legal commitment to purchase the property.

You should immediately forward a copy of this report to your conveyancer with the request that they check all legal matters. Some of the legal enquiries necessary may be highlighted in other sections of the report.

The solicitor should advise in respect of any town planning implications of the property and the surrounding area including tree preservation orders and implications of any restrictions regarding maintenance of the external appearance of the property.

J 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, having existed for some time and which cannot reasonably be changed.

J1. Risks to the building

No significant or urgent matters.

J2. Risks to the grounds

There is a risk of drainage defects. Underground drains should be tested and inspected by an appropriate specialist. Any necessary repairs should be carried out under guarantee.

J3. Risks to people

The presence of materials that may contain asbestos.

The possible presence of paint that may contain lead.

Testing of the electrical installation, if there is no recent test certification (G1 – Electricity).

Testing of the gas installation, if there is no recent test certification (G2 – Gas/Oil).

Testing of the heating installation, if there is no recent test certification (G4 – Heating).

Provision of additional carbon monoxide detectors (G8 – Other Services).

Testing of the existing heat and smoke detectors, if there is no recent test certification (G8 - Other Services).

J4. Other risks or hazards

There are no other significant risks.

K Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1. Insulation

Roofs.

We cannot confirm whether adequate insulation has been provided above the sloping ceilings to the loft room, due to lack of access.

We cannot comment on insulation above the sloping ceilings to the extension, due to lack of access.

There is insulation in the front and rear eaves areas.

It should be noted that mineral quilt insulation is an irritant and sensible precautions, such as wearing a mask and gloves, should be taken when undertaking any maintenance.

Walls.

The cavity walls to the main building are unlikely to be insulated.

It is likely that the extension walls were insulated during construction.

Windows and doors.

The rear folding doors are double glazed and draught proofed.

The windows are of an older style and these will be less thermally efficient than modern equivalents.

The front door is of an older style and this will be less thermally efficient than modern equivalents.

Floors.

The suspended timber ground floors are unlikely to incorporate any insulation. If the floors are exposed in the future, the opportunity should be taken to lift a few boards and upgrade insulation, where possible.

The solid ground floor is unlikely to incorporate any insulation.

Plumbing.

Pipework should be lagged wherever possible.

It should be ensured that any outside tap is lagged, or isolated, during cold weather to prevent freezing and leakage.

K2. Heating

The boiler is relatively modern and it should be fairly efficient.

Radiators are relatively modern, with thermostatic valves fitted.

Where possible, exposed heating pipes should be lagged to minimise heat losses.

K3. Lighting

Natural and artificial lighting provision is reasonable.

You should consider installing LED bulbs as these are very efficient and long lasting.

K4. Ventilation

Condensation is the most common type of dampness found in property and is due to relatively warm, moist air from day to day activities, such as cooking and bathing coming into contact with cold surfaces, such as walls and glazing. The warmer air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a very difficult problem to manage, but adequate ventilation is essential combined with sensible use of heating and good levels of insulation.

Ventilation to the roof void is limited, but condensation levels were low at the time of our inspection. Ideally, ventilation should be upgraded to reduce possible damp and decay, but this work is not essential.

We cannot comment on ventilation to the void under the timber ground floor, due to lack of access.

The fireplaces to some rooms have been sealed but no provision has been made to vent any redundant flues. Although there were no signs of associated damp problems, it would be prudent to check for through ventilation and introduce vents, if necessary, shortly after occupation.

It is advisable to consider the fitting (and use) of an extractor fan in the bathroom as this will help to reduce condensation and smells.

It is advisable to fit (and use) an extracting cooker hood in the kitchen as this will help to reduce condensation and smells.

We cannot confirm that any mechanical extractor fans provided within the property are vented to the exterior.

K5. General

There are no other matters.

L Valuation

This section includes our valuation of the property and our estimate of the buildings re-instatement cost (for insurance purposes). These are only included where a valuation has been instructed as an additional service to the standard Survey.

Valuation not instructed.

M Surveyor's declaration

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

Signature



Jonathan Higginson. MRICS. MCIOB. MCABE.
Chartered Surveyor and RICS Registered Valuer.
Chartered Construction Manager.
Chartered Building Engineer.

Surveyor's RICS number 0842434.

For and on behalf of
Building Surveyors North West Ltd.
The Dimples
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PR3 1UA.

Website www.buildingsurveyorsnw.co.uk

Email mail@buildingsurveyorsnw.co.uk

Telephone 01772 887083

Property address 65 Claude Road, Chorlton. M21 8DE.

Client's name Sophie White & Simon Millman.

Date this report was produced 6 August 2020.

RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the employer, who accepts full responsibility for these. Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all

times remain the sole responsibility of the Employer to the exclusion of the Employee. In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company. To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. RICS gives no representation or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in this document or any other written or oral formation given to any interested party or its advisers. Any such liability is expressly disclaimed. Please read the 'Description of the RICS Building Survey Service' (at the end of this report) for details of what is, and is not, inspected.

What to do now

If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in this report.

Getting quotations.

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come 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 the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

Appendix 1.

Description of the RICS Building Survey Service

The service.

The Building Survey Service includes:

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

The surveyor who provides the Building Survey Service aims 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;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the relevant section of the report. The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access. 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 a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so. The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

There will be some parts of the building (such as foundations) that the surveyor cannot inspect directly. However, where possible the surveyor will draw secondary inferences from visible defects (such as the pattern of

cracking) and inform you if we have reason to suspect that a hidden defect may exist. If it is suspected that hidden defects exist which could have a material effect on the value of the property, the surveyor will so advise and recommend more extensive investigation prior to entering into a legal commitment to purchase.

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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation. The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must

report this and ask for further instructions. The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance are generally not reported. The report should be construed as an assessment of the overall condition of the (accessible parts of the) property at the time of inspection. It is not an inventory of every single defect, some of which would not significantly affect the value or use of the property. If the report does refer to some minor defects this does not imply that the building is free from other such defects. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service

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:

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

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 – 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. The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows). The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these. Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee. In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company. To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence. If the property is leasehold, the surveyor gives you general

advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

Standard terms of engagement

1 The service – the surveyor provides only the standard Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor.

Examples of extra services include:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

2 The surveyor – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top 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. Normally, a fixed fee will be agreed, prior to inspection. In other cases, our normal hourly rates will apply. Other expenses, including contractors' costs incurred in performing the Optional Services, will be charged at cost plus 10%. Before agreeing a fixed fee the clients are expected to give a fair indication of what is to be inspected, including the size and type of building to be surveyed, (including the size of the main building in which a flat/maisonette is situated), the approximate extent of the grounds, any unusual features, and any Optional Services required. In the event of the inspection being

substantially more extensive than described by the clients, the surveyor shall be entitled to an additional reasonable fee. Where an appointment is postponed (including postponement by the access provider) before the day of inspection, the surveyor shall make all reasonable efforts to find alternative work for that time. If alternative arrangements cannot be made (for example, if the appointment is cancelled at short notice or if the surveyor arrives at the property, at an agreed time, to find no-one home), then the surveyor shall be entitled to charge half the agreed fee (plus travelling expenses and travelling time, if the surveyor has already arrived at the property). The surveyor will notify the client of the problem, and it will be a matter for the client to seek reimbursement from the Vendor if appropriate.

The clients will pay the fee to the surveyor within 30 days of the invoice date, otherwise interest will be levied at 4% above base rate. The surveyor shall also be entitled to recover any additional expense incurred in the collection of overdue accounts. Survey reports are not normally released until the appropriate fee has been paid and confirmation of acceptance of these terms has been returned to the surveyor.

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have a Home Buyer Report or a Condition Report, rather than the RICS Building Survey.
- (c) the fee estimated and the amount of time allocated for the survey are inadequate, because the property is unusual, extended, altered, larger than average, or in particularly poor condition. Unless the surveyor is informed otherwise, fee estimates are based on an average property, of average size, in average condition.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If you cancel the contract on the planned date of inspection, a fee will be payable. This will vary, depending on whether or not the surveyor has already travelled to the property or has already inspected the property. This fee would normally be at least half of the quoted survey fee. If the surveyor cancels this contract, he or she will explain the reason to you.

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. No liability shall be attached to the Surveyor in respect of the services, except such liability as ought to be covered by the Professional Indemnity Insurance referred to in this document. The limit of financial liability arising from this contract shall not exceed the level of cover provided by

said Professional Indemnity Insurance (which shall be a minimum of £500,000 per event). The surveyor's advice, including the report and any other advice (e.g. that given verbally or by email) is for the named Client and the stated purpose only. It may not be relied upon by any other party for any other purpose. The Surveyor is required to comply with the regulations of The Royal Institution of Chartered Surveyors in respect of the maintenance of Professional Indemnity Insurance. He or she shall use reasonable endeavour to take out and maintain such Professional Indemnity Insurance, provided that it is available at commercially reasonable rates. Such Insurance shall be with an insurer who is listed for this purpose by the RICS. The liability of the Surveyor shall be limited to such sum as it would be just and equitable for the Surveyor to pay. This will have regard to the extent of the responsibility of the Surveyor for the loss or damage suffered, on the basis that all other parties who have a liability shall be deemed to have provided contractual undertakings to the Client on terms no less onerous than those applying in the case of this Agreement. They shall be deemed to have paid to the Client such sums as it would be just and equitable for them to pay having regard to the extent of their responsibility for such loss or damage. The liability of the Surveyor shall be limited to the amount of the Professional Indemnity Insurance (which will be a minimum of £500,000 per event). The Surveyor will remain liable for a period of 5 (five) years from the date of inspection.

7 General

Building Surveyors North West Ltd is instructed by the Client to provide building surveying and/or valuation services. The Client's instructions may be in writing, e mail or verbal. The Surveyor will confirm the instructions (usually by email) and will provide a copy of the General Conditions of Engagement and a Description of Service (usually by e mail, if appropriate) for the specific service instructed (e.g. Homebuyer report, Building Survey, Structural Appraisal, etc.). The Surveyor shall perform the services instructed with reasonable skill, care and diligence. In the event that the Client has a complaint in respect of the performance of the Surveyor's services under this agreement, without prejudice to any other remedy available under the agreement, he or she shall be entitled to have access to the complaints handling procedure maintained by the Surveyor, written copies of which should be available on request from the Surveyor. The contract for provision of services is between the instructing Client and Building Surveyors North West Ltd (the Surveyor). No Director, Proprietor, Partner or employee shall have any personal liability to the client.

The Surveyor shall retain copyright and ownership of all reports, correspondence specifications, or other documents; drawings, maps, photographic and other records, models and presentation materials prepared by the Surveyor.

8 Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask. If a dispute arises out of this contract, the Client and the Surveyor shall attempt to reach a settlement in good faith. If the dispute is not thus resolved, either the Client or the Surveyor may, at any time, give notice to the other that he or she wishes to refer the dispute to an adjudicator. The dispute shall be referred to an adjudicator, which may be an adjudicator retained by the Surveyor and approved by the RICS. The cost of such a referral shall be shared equally by each party. The Client and the Surveyor may agree to accept the decision of the adjudicator as finally determining the dispute.

Note: These terms form part of the contract between you and the surveyor.

Appendix 2.

Description of the BSNW Valuation Service (when instructed as an additional service with either a Building Survey or a Home Buying Survey).

The purpose for which the service is required shall be to provide an opinion of the value of the Freehold/Leasehold interest in the property (as specified by the client). The valuation is provided for the stated purpose only.

The valuation (including the inspection and the report) will be undertaken by Jonathan Higginson MRICS, MCIOB, MCABE, C Build E, who is a Chartered Surveyor and a Registered Valuer. It is confirmed that the Valuer has the professional status, knowledge and experience to carry out the service.

The valuation will be undertaken in accordance with the latest version of the Royal Institution of Chartered Surveyors (RICS) Valuation Professional Standards. Compliance with RICS Valuation - Professional Standards may be subject to monitoring under the Institution's conduct & disciplinary regulations.

It is confirmed that the Valuer has no interest in the property or any other conflict that will prevent the valuation being undertaken.

Unless otherwise specifically agreed in writing, the value advised by the Valuer shall be in accordance with one or more of the following definitions:-

1. Market Value (MV). "The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller, in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion", or

2. Insurance Value. The reinstatement cost figure for permanent buildings is provided for insurance purposes and is not directly related to market value of the property. Unless the surveyor has access to particular cost information relating to the property or the locality, the reinstatement cost will be calculated by reference to the Indices and Guidance published by the Building Costs Information Service. The figure stated will only include value added tax on professional fees not on building costs and will not take into account other potential or consequential losses such as costs of alternative accommodation. The reinstatement cost should be revised annually or when any significant alterations or extensions are undertaken. Where a flat is the subject of the inspection the figure which will be given

will be for the subject property only and it will be assumed that the client's legal adviser will confirm what appropriate alternative arrangements will require to be made. N.B. An explanation of the definitions is available from the Valuer's office if requested.

All monetary values will be quoted in pounds sterling.

Certification of Property. Assumptions for type of property will be categorised as follows:-

Freehold or Leasehold.

Owner Occupied or tenanted.

The Valuer shall have regard to apparent state of repair and condition of the property, so far as the structure and fabric are accessible. The Valuer will be entitled to assume that an inspection of inaccessible areas would not reveal defects of significant magnitude to require him to make a material adjustment to the valuation.

In the course of his report the surveyor will draw attention to communal aspects of flats and will comment upon shared driveways etc., but only to the extent where these may have an effect upon value.

The date of valuation will be deemed to be the date on which the inspection was made unless otherwise stated.

The Valuer, unless otherwise expressly agreed, will rely upon information provided to him by the client or the client's legal or other professional advisers relating to tenure, tenancies and other relevant matters.

In preparing the report, the following assumptions will be made:-

1. That no high alumina cement, concrete or calcium chloride additive, or other potential deleterious materials was used in the construction of the property or has since been incorporated,
2. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown,
3. That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the unusual enquiries or by any statutory notice and that neither the property nor its condition nor its use nor its intended use is or will be unlawful,
4. That the inspection of those parts which have not been inspected will neither reveal material defects nor cause the Valuer to alter the valuation materially,
5. It is assumed that, unless otherwise stated, roads, sewers and services outside the curtilage of the property are the responsibility of the local authority or other statutory body. He will assume,

unless otherwise stated, that all services, roads, etc. are under normal terms.

6. The valuation is based on the assumption that the property is being sold with vacant possession and, unless otherwise stated, for owner occupation.
7. That further investigation into planning permission, building warrant, hazardous materials, onerous restrictions, etc. will not reveal anything sufficiently adverse as to materially affect the value. Any other assumptions will be clearly stated in the report.

Any other assumptions will be clearly stated in the report. However the Valuer shall be under no duty to verify these assumptions.

The construction of the property over the years and particularly the finishes used may have contained hazardous materials. These are impossible to detect without specific tests and these are beyond the scope of the report. We would draw your attention particularly to the fact that there is a strong possibility that the property built or modernised in the 20th century may contain asbestos in one or more of its components or fittings. The use of asbestos has been extremely diverse from acting as an insulant in boilers to being added to finishes to improve the binding. It is frequently unexposed and as it was used as an additive to building products such as cement based guttering and insulation and roof sheeting, its presence can only be confirmed by testing. It is beyond the scope of the inspection to test for asbestos. If you have any concern, you should arrange for a specialist to undertake appropriate tests. Asbestos is a particular health hazard when its fibres are released into the air. Therefore it should not be disturbed, sanded ready for decoration, drilled, cut, etc. and should only be removed by experts.

The Valuer shall provide to the client a report setting out his opinion of the value of the relevant interest in the property. The report will be provided for the stated purposes and for the sole use of the named client. It will be confidential to the client and his professional advisers. The Valuer accepts responsibility to the client alone and the report will be prepared with the skill, care and diligence reasonably to be expected from a competent chartered surveyor, but accepts no responsibility whatsoever to any person other than the client himself. Any such person relies upon the report at his own risk. Neither the whole nor any part of the report or any reference to it may be included in any published documents, circular or statement nor published in any without the Valuer's written approval of the form and the context in which it may appear.

The client shall pay the Valuer in respect of his said professional advice a fee to be agreed between the client and Valuer. In addition the client will reimburse the Valuer the cost of any reasonable out-of-pocket expenses

which he may incur and pay the amount of any value added tax on the fee and expenses.

The principal objective of the report is to provide an opinion of market value. The report will generally not contain detailed information on the condition of the property, or list individual defects or necessary works.

If you have any dissatisfaction with our service, Building Surveyors North West Limited, Chartered Surveyors, has a complaints procedure in accordance with the requirements of the Royal Institution of Chartered Surveyors. A copy of this can be provided on request.

Standard terms of engagement

1 The service – the surveyor provides only the standard Valuation Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor.

2 The surveyor – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top 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. Normally, a fixed fee will be agreed, prior to inspection. In other cases, our normal hourly rates will apply. Other expenses, including contractors' costs incurred in performing the Optional Services, will be charged at cost plus 10%. Before agreeing a fixed fee the clients are expected to give a fair indication of what is to be inspected, including the size and type of building to be surveyed, (including the size of the main building in which a flat/maisonette is situated), the approximate extent of the grounds, any unusual features, and any Optional Services required. In the event of the inspection being substantially more extensive than described by the clients, the surveyor shall be entitled to an additional reasonable fee. Where an appointment is postponed (including postponement by the access provider) before the day of inspection, the surveyor shall make all reasonable efforts to find alternative work for that time. If alternative arrangements cannot be

made (for example, if the appointment is cancelled at short notice or if the surveyor arrives at the property, at an agreed time, to find no-one home), then the surveyor shall be entitled to charge half the agreed fee (plus travelling expenses and travelling time, if the surveyor has already arrived at the property). The surveyor will notify the client of the problem, and it will be a matter for the client to seek reimbursement from the Vendor if appropriate.

The clients will pay the fee to the surveyor within 30 days of the invoice date, otherwise interest will be levied at 4% above base rate. The surveyor shall also be entitled to recover any additional expense incurred in the collection of overdue accounts. Survey reports are not normally released until the appropriate fee has been paid and confirmation of acceptance of these terms has been returned to the surveyor.

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) He or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) It would be in your best interests to have a Home Buyer Report or a Condition Report, rather than the RICS Building Survey.
- (c) The fee estimated and the amount of time allocated for the survey are inadequate, because the property is unusual, extended, altered, larger than average, or in particularly poor condition. Unless the surveyor is informed otherwise, fee estimates are based on an average property, of average size, in average condition.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If you cancel the contract on the planned date of inspection, a fee will be payable. This will vary, depending on whether or not the surveyor has already travelled to the property or has already inspected the property. This fee would normally be at least half of the quoted survey fee. If the surveyor cancels this contract, he or she will explain the reason to you.

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. No liability shall be attached to the Surveyor in respect of the services, except such liability as ought to be covered by the Professional Indemnity Insurance referred to in this document. The limit of financial liability arising from this contract shall not exceed the level of cover provided by said Professional Indemnity Insurance (which shall be a minimum of £500,000 per event). The surveyor's advice, including the report and any other advice (e.g. that given verbally or by email) is for the named Client and the stated purpose only. It may not be relied upon by any other party for any other purpose. The Surveyor is required to comply with the

regulations of The Royal Institution of Chartered Surveyors in respect of the maintenance of Professional Indemnity Insurance. He or she shall use reasonable endeavour to take out and maintain such Professional Indemnity Insurance, provided that it is available at commercially reasonable rates. Such Insurance shall be with an insurer who is listed for this purpose by the RICS. The liability of the Surveyor shall be limited to such sum as it would be just and equitable for the Surveyor to pay. This will have regard to the extent of the responsibility of the Surveyor for the loss or damage suffered, on the basis that all other parties who have a liability shall be deemed to have provided contractual undertakings to the Client on terms no less onerous than those applying in the case of this Agreement. They shall be deemed to have paid to the Client such sums as it would be just and equitable for them to pay having regard to the extent of their responsibility for such loss or damage. The liability of the Surveyor shall be limited to the amount of the Professional Indemnity Insurance (which will be a minimum of £500,000 per event). The Surveyor will remain liable for a period of 5 (five) years from the date of inspection.

7 General

Building Surveyors North West Ltd is instructed by the Client to provide building surveying and/or valuation services. The Client's instructions may be in writing, e mail or verbal. The Surveyor will confirm the instructions (usually by email) and will provide a copy of the General Conditions of Engagement and a Description of Service (usually by e mail, if appropriate) for the specific service instructed (e.g. Homebuyer report, Building Survey, Structural Appraisal, etc.). The Surveyor shall perform the services instructed with reasonable skill, care and diligence. In the event that the Client has a complaint in respect of the performance of the Surveyor's services under this agreement, without prejudice to any other remedy available under the agreement, he or she shall be entitled to have access to the complaints handling procedure maintained by the Surveyor, written copies of which should be available on request from the Surveyor. The contract for provision of services is between the instructing Client and Building Surveyors North West Ltd (the Surveyor). No Director, Proprietor, Partner or employee shall have any personal liability to the client.

The Surveyor shall retain copyright and ownership of all reports, correspondence specifications, or other documents; drawings, maps, photographic and other records, models and presentation materials prepared by the Surveyor.

8 Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask. If a dispute arises out of this contract, the Client and the Surveyor shall attempt to reach a settlement in good faith. If the dispute is not thus resolved, either the Client or the Surveyor

may, at any time, give notice to the other that he or she wishes to refer the dispute to an adjudicator. The dispute shall be referred to an adjudicator, which may be an adjudicator retained by the Surveyor and approved by the RICS. The cost of such a referral shall be shared equally by each party. The Client and the Surveyor may agree to accept the decision of the adjudicator as finally determining the dispute.

Note: These terms form part of the contract between you and the surveyor.

Home maintenance

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms.

Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- Chimney stacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aials or other fixings, including the materials used to form the joints with the roof coverings.
- Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms. Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.
- Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
- Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified

specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

- Conservatories and porches: Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
- Other joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- Walls and partitions: Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- Floors: Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- Fireplaces, chimney breasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- Built-in fittings, woodwork and joinery: Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.

- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

- Garages and outbuildings: Follow the maintenance advice given for the main building.
- Other: Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.