



LEVEL 2

Your survey report

Property address

17 Athol Road Manchester M16 8QW

Clients name

Mrs Katherine Kershaw & Mr David Crosby

Inspection date

24 June, 2021

Surveyor's RICS number

1134345

2

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A

About the inspection and report

This RICS Home Survey – Level 2 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (Mrs Katherine Kershaw & Mr David Crosby) confirmed your instruction to us (Edward Mellor Limited), for a full list of exclusions.

About the inspection and report

Surveyor's name

Graham Brooks

Surveyor's RICS number

1134345

Company name

Edward Mellor Limited

Date of the inspection

24 June, 2021

Report reference number

EM-108540

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors' 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

17 Athol Road Manchester M16 8QW

Weather conditions when the inspection took place

At the time of our inspection it was overcast but dry and this was preceded by a period of mainly dry weather.

Status of the property when the inspection took place

The property was unoccupied and partly furnished. There were fully fitted and fixed floor coverings in some rooms.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, What to do now, and discuss this with us if required.



Summary of condition ratings

Overall opinion of property
Not applicable.

Overall opinion

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

3

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

Element no.	Element name
D2	Roof coverings
D9	Other
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water heating
F6	Drainage
G2	Permanent outbuildings and other structures

2

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

Element no.	Element name
D1	Chimney stacks
D4	Main walls

Overall opinion (continued)

2

Elements that require attention but are not serious or urgent (continued)

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

Element no.	Element name
D5	Windows
E3	Walls and partitions
E7	Woodwork
E9	Other

1

Elements with no current issues

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

Element no.	Element name
D3	Rainwater pipes and gutters
D6	Outside doors
D7	Conservatory and porches
D8	Other joinery and finishes
E2	Ceilings
E4	Floors
E6	Built-in fittings

Overall opinion (continued)



Elements not inspected

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

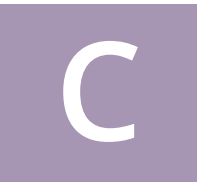
Element no.	Element name
E1	Roof structure
F3	Water

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a two storey traditional semi-detached house. The front of the building faces approximately west and all directions in this report are given as if viewing the property from the front. The property was built in about 1930.

Approximate year the property was built

1930

Approximate year the property was extended

Approximate year the property was converted

Information relevant to flats and maisonettes

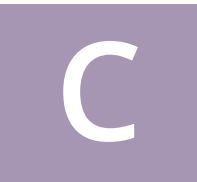
N/A

Construction

The external walls are mainly of rendered masonry and brick construction. The main roof is pitched and covered with tiles.

Accommodation

	Living rooms	Bedrooms	Bath or Shower	Separate Toilet	Kitchen	Utility Room	Conservatory	Other	Name Of Other
Lower ground									
Ground	2				1	1		1	porch
First		3	1	1					
Second									
Third									
Other									
Roof Space									



Energy efficiency rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, we will present the ratings here.

We have checked for any obvious discrepancies between the EPC and the subject property.

We are advised that the property’s current energy performance, as recorded in the EPC, is:

Energy efficiency rating

D 59

Issues relating to the energy efficiency rating

The following discrepancy/discrepancies was noted at the time of our inspection:

- Windows
- Secondary Heating

The above discrepancy/discrepancies will have an effect on this property's reported energy efficiency.

Mains services

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

☒ Gas

☒ Electric

☒ Water

☒ Drainage

Central heating

☒ Gas

☐ Electric

☐ Solid Fuel

☐ Oil

☐ None

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

None.

Other energy matters

None.

Location and facilities

Grounds

There are no garages with this property. The property has front and rear gardens.

Location

The property is on a private residential estate located in a mainly residential area.

The immediate neighbourhood includes similar style and aged properties. The proposed HS2 which we believe is taking place in the vicinity may be a nuisance. Further enquiries should be made by your legal adviser and we refer you to our recommendations in Section H. This could also affect future sales and values.

Facilities

The property is within reasonable distance of the usual amenities. There are limited shopping facilities in the locality. There is a wide range of shops and other services in Manchester approximately three miles away. Public transport is readily available. There is a state school within walking distance.

Local environment

There are no adverse environmental factors connected with the location of the property as far as we are aware without having made or seen any environmental search reports. The property is on a moderately flat site. Your legal adviser should make further enquiries about the possibility of flooding and we refer you to our recommendations in Section H.

The property may be located in an area of shrinkable subsoil and we refer you to our comments later in this report.

The property is located within the north west of England where historic mining activity is likely to have been carried out. For this reason, you are advised to obtain a report on past mining activity from The Coal Authority before you exchange contracts.

D

Outside the property

Outside the property

Limitations to the inspection

No views were possible of the base of the eastern facing facade of the front chimney stack and base of the western facing facade of the rear stack or of any flashings in these areas. PVC Verge caps concealed views of the verge mortar. A few window was stuck fast. It was dry during our inspection and we cannot make any comment upon the weather-tightness of the roof coverings and rainwater goods. Therefore, where Condition Ratings have been allocated, these may have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

D1 Chimney stacks

1 2 3 NI

The property has two brick chimney stacks. The front stack is shared with the adjoining property. The stacks are surmounted by two chimney pots and two metal flue terminals. The junction between the stacks and the roof coverings is sealed with lead flashings and self-adhesive metal tape flashings.

2

No significant leaning nor significant twisting of the chimney stacks was evident and we have no significantly adverse comments to make in connection with visible sections of brickwork or pots however vegetation growth was noted within mortar courses and this requires removal and patch re-pointing carried out. Self adhesive tape applied requires replacement by a more durable material such as lead. It is recommended that, at the time of the overhaul of both chimney stacks, that your roofing contractor/builder ensures that the disused flues are adequately vented and that both stacks are watertight.

Condition Rating 2

D2 Roof coverings

The roof is pitched and hipped in profile and no significant defects or significant dishing of roof pitches were noted from a ground level perspective beyond minor undulations within the main ridge and hips.

3

The main and kitchen roof coverings are of concrete tiles and these appear in reasonable order for the age of the property although it should be noted that this tile become brittle and its surfaces granular as it ages. Its edges are also prone to cracking particularly under the action of frost.

No significant defects nor significant dishing of roof pitches were noted from a ground level perspective beyond slight sagging to the roof structure of the utility room roof. The utility room roof is an enclosed construction and as such we are unable to comment upon the presence within the roof of adequate ventilation or insulation. Rot within timber decks and surrounding joinery may be present.

The sagging to the utility room roof is likely to be caused, at least in part, by the weight of the replacement tiles, however it is recommended that you instruct a competent roofing contractor to check the roof structure of the utility room roof and provide you with a report and estimate for recommended remedial works. In order that you are aware of the cost of such works the report and estimate should be obtained prior to commitment to legal purchase.

Condition Rating 3

Outside the property (continued)



Slight sagging of utility room roof structure

D3 Rainwater pipes and gutters

The property is served by plastic gutters and downpipes.

1

The rainwater goods appeared in satisfactory condition but the gutters are not precisely true and level in places. As it was mainly dry during our inspection, we cannot comment upon the serviceability of the system or whether the rainwater goods are fully watertight.

The condition of the gutters and downpipes are very important and they should be regularly maintained to prevent any possibility of rainwater penetrating internally. Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structure movement. Keeping gutters and downpipes (and the drain to which they connect) clean and in good condition is always important. Rainwater goods are, however, prone to leaks, particularly near the joints where these should be sealed and made watertight to prevent possible penetrating dampness to the walls below. Guttering should be overhauled and routinely cleared of leaves and other debris as well as those grates and gullies into which they discharge to avoid backing up and the risk of associated rot within any timber gutterboards.

Condition Rating 1

Outside the property (continued)

D4 Main walls

External walls are of cavity construction with brick facing outer leaf. In cavity construction the inner and outer leaves of the wall are normally bonded together by metal wall ties embedded in mortar joints whose condition can only be assessed by a more detailed investigation. In this instance, any cavity has not been inspected and we are therefore unable to comment upon the condition of any ties present or on the presence of waste material within the cavity.

Plugged holes were noted to sections of the external elevations which is consistent with cavity wall ties having been installed in these areas in the past. We are unable to confirm this and your legal advisers should check if there are any transferrable guarantees in this respect which will confirm their installation.

Evidence of movement was observed in the form of stepped and horizontal cracking most of which was hairline e.g. around door and window openings. This appears to be likely to be of longstanding and likely to be non-progressive and the likelihood of further significant movement appears remote. However further investigation by a specialist prior to commitment to legal purchase would be prudent as a precaution.

The walls forming part of the front bay are rendered. Where walls are rendered this may conceal defects within underlying masonry surfaces, which cannot be commented upon. In this instance the rendering appears in generally fair order with no significant defects noted beyond isolated areas of unevenness, hairline surface cracking in places. During future external repainting programmes isolated areas of hollow or defective render may nevertheless be encountered which should be made good.

Although the rendering to the walls is generally in a fairly typical condition for a property of its age and type, it is most important that maintenance is carried out to rendered wall surfaces and that regularly/annual inspections should be made to determine the condition of the rendered wall surface. It should be noted that the rendering is at high level and this cannot be inspected by the surveyor, due to the limitations of ladders. If you wish to acquaint yourself fully with regard to the condition of the rendering, a more detailed inspection is necessary by a Building Contractor. Scaffolding may be necessary.

Condition Rating 2

2

D

Outside the property (continued)



Horizontal cracking to wall of utility area

Outside the property (continued)



Plugged holes indicative of cavity wall ties

D5 Windows

The property has a mixture of single and double glazed timber and plastic windows. A Velux skylight windows has been installed in the rear roof pitch.

The windows are weathered in places, but in acceptable condition for their age. Windows should be regularly checked and maintained along with all locks, hinges and catches.

At the time of our inspection, there was no obvious evidence of any advanced failure of the double glazed units, however it should be noted that The Glass and Glazing Federation advocates a guarantee of only 5 years on units of this type and this can be taken as a reasonable life expectancy. Slight misting was detected in places which may be the early signs of failure to some units however a further check should be made when the windows have been thoroughly cleaned.

Checks should be made prior to taking up occupation that the double glazed units conform to British Standards.

Condition Rating 2

2

Outside the property (continued)

D6 Outside doors (including patio doors)

The property has two part glazed timber external doors.

1

The doors are in a generally serviceable condition but weathered in places. Doors need regular maintenance. Locks and hinges should also be kept in good order for security and operational reasons.

Condition Rating 1

D7 Conservatory and porches

The porch is built of plastic frame. The structure is double glazed.

1

The porch is generally serviceable for its age. It should be maintained regularly. There is no conservatory.

Condition Rating 1

D8 Other joinery and finishes

The external joinery comprises of fascias, soffits and eaves trims. These are made of timber.

1

The joinery is weathered but is in reasonable order for the age of the property. The joinery should be maintained and protected in the normal way to reduce the risk of rot and decay occurring.

Condition Rating 1

D9 Other

Dampness

3

A damp proof course (dpc) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.

From readings taken using a moisture meter, internally, at random intervals to the base of ground floor walls, a number of significantly high damp readings were detected e.g to some of the walls of both reception rooms and utility area. Timbers in contact with damp walls and floors can become rot affected.

As there is evidence of dampness to sections of the internal walls, together with possible defects to the adjacent timbers & floors. A PCA registered damp & timber treatment contractor should be commissioned to investigate the full extent & cost of necessary works & provide you with a report & estimate. The works should then be carried out under a long term guarantee. In order that you are aware of the extent and cost of any remedial works required it is recommended that you obtain the report and estimate prior to commitment to legal purchase.

Condition Rating 3

E

Inside the property

Inside the property

Limitations to inspection

The structural elements of the main roof are unexposed and are concealed within the structure. Where any means of support is concealed within the structure we are unable comment upon their construction or condition. A variety of firmly fitted floor coverings, wall coverings, heavy and fitted furniture together with stored items prevented a more detailed inspection in these areas. The tiled surfaces, kitchen and bathroom could not be tested with a moisture meter. Therefore, where Condition Ratings have been allocated, these may well have been based on a limited inspection. It is possible therefore, that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

E1 Roof structure

1 2 3 NI

Access into the main roof space is gained via a hatch set in the ceiling of the first floor landing via a set of folding aluminium ladders. The structural elements of the main roof are unexposed and are concealed within the structure. Where any means of support is concealed within the structure we are unable comment upon their construction or condition.

NI

All that can be said is that there was no obvious significant deflection of the main external roof frame noted externally at the time of the inspection.

Condition Rating NI

E2 Ceilings

Ceiling linings throughout the property are likely to be of lath and plaster or plasterboard construction some with tiled or skim-coat plaster finishes.

1

The ceilings are in satisfactory condition but some are uneven in a few places which is not unusual in older properties. However, there are a number of minor superficial cracks present. The ceilings should be inspected from time to time and finishes maintained in the normal way.

Condition Rating 1

E3 Walls and partitions

The internal face of some external and party walls and some internal partitions are of plaster-faced masonry construction.

2

Areas of cracked and hollow plaster were detected in places, for example on the landing etc. Whilst minor loss of key (loosening of plaster) was noted, no evidence of significant defects was found however you may have to carry out patch repairs to internal plasterwork during internal re-decoration work.

Condition Rating 2

E4 Floors

Parts of the ground floor are of solid construction which is likely to comprise of a cement screed however we are unable to confirm the presence of any damp-proof membrane due to the firmly fitted floor coverings throughout. The remainder of the ground floor and first floors are of suspended timber type which are likely to comprise of tongue and groove floorboards laid over timber joists.

1

Inside the property (continued)

E4 Floors (continued)

From foot traffic over and upon impact testing only, the floors were found to be in a generally serviceable condition for their age and type however some floors were found to be slightly springy. It is recommended that the floor timbers are thoroughly checked by your specialist timber and damp-proofing firm as a precaution after floor coverings have been removed.

1

Condition Rating 1

E5 Fireplaces, chimney breasts and flues

There is a fireplace within the front reception room likely to be constructed of timber and ceramic tiles. This houses what is assumed to be a gas fire. (Not tested). All gas appliances must be checked by a Gas-Safe registered engineer prior to taking up occupation or usage whichever is the sooner.

3

There is a fireplace in the rear reception room. This houses what appears to be an electric fire. (Not tested). All electrical appliances require checking by a qualified electrician before use.

It is not known if the chimney breasts are adequately vented. Approved ventilators are recommended to be installed within all disused flues to help prevent possible penetrating dampness within.

The flues are hidden and therefore we can make no comment on their effectiveness or condition. All fuel burning appliances and their flues should receive an inspection prior to taking up occupation and then regular annual inspections and servicing by a Gas-Safe registered engineer to remain in good condition.

Condition Rating 3

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

The kitchen contains, what is regarded to be, a fairly limited range of fairly modern wall mounted and floor mounted kitchen cupboard units. Built in cupboards and wardrobes are also provided within the property.

1

From a visual inspection only, no defects of any significance were noted to any of the built-in fittings. We have not carried out any tests and therefore cannot report on whether such fittings are fully functional. All fittings should be regularly maintained.

Condition Rating 1

E7 Woodwork (e.g. staircase and joinery)

Internal doors throughout the property are mainly of painted, panelled, timber type some of which have loose, defective or no furniture. The doors are set within painted timber frames with the door frames, skirting boards, picture rails etc. throughout the house being mainly of softwood timber type with most such timbers having paint finishes over.

2

Foot traffic over the internal timber staircase revealed no signs of significant defects however the staircase structure was hidden from view and therefore it could not be inspected.

Condition Rating 2

Inside the property (continued)

E8 Bathroom fittings

There are a range of white bathroom fittings in this property.

1

From a visual inspection only, no defects of any significance were noted to the bathroom/sanitary fittings. We have not carried out any tests on the fittings and therefore we cannot comment on their operation or serviceability. Such fittings require regular servicing to remain in working order.

Condition Rating 1

E9 Other

Decorations

2

The internal decorative condition of the house was regarded as being generally satisfactory if a little dated. No doubt you would wish to alter the decorations in accordance with your own tastes and preferences after completing your purchase, noting that, in any case, the existing decorative finishes may need some further touching up works to be carried out as they may be further damaged when the vendors remove fixtures and fittings.

Condensation

No undue problems with condensation dampness were evident throughout the living accommodation however condensation dampness can be a problem for some occupiers where it was not for the previous. Should further undue condensation problems arise then problems can normally be cured by careful management of heating and ventilation rather than by physical works.

Condition Rating 2

F

Services

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

Services

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

The backs of kitchen cupboard units together with stored items limited our inspection to some of the areas covered by the services below. No inspection chamber covers were noted within the curtilage of the property and we are therefore unable to inspect or comment upon any aspect of the below ground drainage system. All that can be said is that, at the time of the inspection, the wc was flushed with no signs of backing up. If complete reassurance is required then you should contact a drainage contractor to carry out a CCTV scan of the underground drainage system prior to commitment to purchase. The lack of inspection chamber covers may cause a problem should a blockage arise. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

F1 Electricity



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

The dated fuse box, meter and incoming main are all wall mounted and located within a cupboard within the hall.

3

Compliance of the electrical service may only be assessed by a qualified electrical contractor. According to Part P of The Electrical Wiring and Building Regulations, electrical installations should be inspected/tested on every transfer of ownership. Consequently an inspection must be made by your own qualified electrical contractor prior to taking up occupation to ensure that the electrical appliances, wiring and installation etc all comply with current regulations. Recommended works should then be carried out by your qualified electrician prior to taking up occupation and under a long term guarantee. The Safety Warning above must be heeded as a matter of prudence.

You should ask an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.niceic.com/) or with the Electrical Contractors Association, (ECA), (www.eca.co.uk/) to inspect and test the electrical installation and report to you before exchange of contracts. We refer you to the page in this report entitled 'What to do now'.

Your legal adviser should check the validity of any test certification for the installation. We refer you to our comments in Section H. Your legal adviser should check whether the electrical alteration/extension work has Building Regulation approval or has been certified by an approved electrical contractor. We refer you to our comments in Section H. Until the installation has been tested and certified as safe, it should not be used.

Electrical faults are now the major cause of accidental fires in UK homes. The installation should be checked at least every 10 years, whenever changes are made to the property or when accidents occur which affect the electrical system. The consequences of an electric shock are far more severe in a bathroom or shower room as wet skin reduces the body's resistance. Electric showers should be checked more often for any disrepair to ensure they are safe to use.

Condition Rating 3

Services (continued)

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

The meter, valve and incoming main are all floor mounted and located within a cupboard in the porch. The material forming the incoming main could not be ascertained.

3

The Safety Warning above must be heeded as a matter of prudence.

You should ask installation before exchange of contracts as a precaution. We refer you to the page in this report entitled 'What to do now'.

Your legal adviser should check the validity of any test certification for the installation and we refer you to Section H.

The installation should be inspected and tested every 12 months. If it has not been inspected within the last 12 months, then it should not be used until a full test of the system has been carried out and any faults/shortcomings rectified.

Condition Rating 3

F3 Water

The location of the internal stop tap could not be ascertained. You should make enquiries of the relevant utility company to ascertain its location for future repair and maintenance purposes.

NI

Although not encountered at the time of our inspection, should original lead pipework be encountered during routine maintenance, then this should be replaced in modern copper sections in view of its potential health risk.

Condition Rating NI

F4 Heating

The wall mounted, gas fired, combination type boiler labelled 'Glow worm Betacom 30C' is located within the utility room. The boiler is assumed to provide space heating through, where visible, mainly copper distribution pipework through to standard panel hot water radiators some of which have been fitted with thermostatic valves.

3

The heating was not on at the time of the inspection and we are therefore unable to comment upon its effectiveness, however, as a precaution, it is recommended that the central heating system is checked by a Gas Safe registered engineer and then placed on an appropriate annual service contract thereafter.

You should ask a Gas-safe registered engineer before exchange of contracts. You should follow the advice given in the page in this report entitled 'What to do now'.

You should ask a Gas Safe registered engineer as mentioned before to inspect and report on the boiler, radiators and heating system as a precaution this should be done before exchange of contracts. You should follow the advice set out in the 'What to do now' page in this report.

Services (continued)

F4 Heating (continued)

Your legal adviser should check the validity of any service information and/or test certification for the boiler, heating system, gas fire and electric fire and we would refer you to Section H. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all heating appliances must be carried out before use.

The boiler should have either Building Regulation approval or should have been fitted by a registered installer with the relevant competencies. Your legal adviser should check that Local Authority approvals have been obtained or that a registered installer has been used for the work. We refer you to our comments in Section H.

Condition Rating 3

3

F5 Water heating

The gas fired combination-type boiler mentioned within Section G4 is assumed to provide hot water on demand

You should ask a Gas Safe registered engineer as mentioned before to inspect and report on the boiler as a precaution. This should be done before exchange of contracts and you should follow the advice in the 'What to do now' page in this report.

Your legal adviser should check the validity of any service information, test certification and any guarantees for the boiler. If there has been no inspection or test within the last 12 months then an inspection and service/safety test of all water heating appliances must be carried out before use.

Some of the hot water pipes are hidden within the construction.

Condition Rating 3

3

F6 Drainage

A cast iron Soil and vent pipe was noted attached to the side elevation. The pipework appeared in reasonable condition for its age however such pipes are prone to corrosion and should be replaced in uPVC pipework in due course.

No inspection chamber covers were noted within the curtilage of the property and we are therefore unable to inspect or comment upon any aspect of the below ground drainage system. All that can be said is that, at the time of the inspection, the wc was flushed with no signs of backing up. If complete reassurance is required then you should contact a drainage contractor to carry out a CCTV scan of the underground drainage system prior to commitment to purchase. The lack of inspection chamber covers may cause a problem should a blockage arise. A rainwater gulley cover in the front garden was found to have been removed. This is a safety hazard and requires a grille/grid.

This is a risk to persons, and we refer you to our comments in Section I.

Condition Rating 3

3

Services (continued)



Exposed gulley in front garden

F7 Common services

None

G

Grounds (including shared areas for flats)



Grounds (including shared areas for flats)

Limitations to inspection

The rear section of the back garden was significantly overgrown and blocked off possibly due to the dangerous condition of the eternal store. It is known known if the garden or store contains any hidden materials. Therefore, where Condition Ratings have been allocated these may well have been based on a limited inspection. It is possible that defects may exist in these unseen areas and unless the property is fully inspected before exchange of contracts, there may well be additional repair costs which must be borne by you.

G1 Garage

1 2 3 NI

None

G2 Permanent Outbuildings and Other Structures

There is a dilapidated garage to the rear of the plot which was found to be in very poor condition. This is constructed of materials which are likely to contain traces of Asbestos and we draw your attention to our comments below and in Section J3. This is a serious danger to health and must only be removed by a properly licensed contractor.

The roof sheets and wall panels will contain asbestos but only a detailed laboratory test can confirm this. In the meantime the material should not be disturbed, sanded or drilled, without taking suitable safety precautions. You can obtain further information from a Local Authority Environmental Health Officer or from the Government's Health and Safety Executive. You should ask a registered asbestos removal company to inspect the property and quote for the removal of any asbestos based material before exchange of contracts.

This could lead to ill health.

This is a risk to persons, and we refer you to our comments in Section I.

Condition Rating 3

3

Grounds (including shared areas for flats) (continued)



External store likely to be constructed of Asbestos panelling

G3 Other

There are garden areas to the front and rear of the property.

Although the property to the front of the house has a dropped kerb and brick gate posts, the plot to the front of the house is almost fully lawned with no paved area to park any car. The gap between the posts also appears to be rather narrow and may not be wide enough to accommodate an average sized modern car. The lawn is noticeably unlevel. In addition to the gulley mentioned within Section F6, there is an old tree stump close to the front external wall. One of the brick gate posts was found to lean significantly and loose coping stones to the walls require securing.

A concrete flagged path to the side leads through a timber gate to a rear garden partly laid to lawn. In addition to the dilapidated store the ground to the rear of the plot was blocked off and was overgrown with a large number of plants. The area was blocked off and Individual species cannot be readily identified and therefore we cannot guarantee whether harmful or invasive plants, such as Japanese knotweed are present. Although we found no obvious signs of Japanese knotweed within influencing distance of the property.

Grounds (including shared areas for flats) (continued)

G3 Other (continued)

It is recommended that as a precaution that your legal advisers make all necessary enquiries regarding the presence of Invasive plant species such as Japanese Knotweed etc and you must satisfy yourself of the implications of these findings prior to commitment to legal purchase.



Narrow gateposts to the front of the property

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Ask your legal adviser to check whether Local Authority notifications, approvals and completion certificates have been obtained, if necessary, for:

- The alteration of the electrical system
- The installation of the boiler

and that all statutory inspections have been made and appropriate completion certificates issued. If regulations have been breached or work carried out without the necessary approvals and certificates, then extensive and costly alteration works may well be needed to ensure compliance.

H2 Guarantees

Ask your legal adviser to check for the existence, validity and transferability of enforceable guarantees and certificates for:

- The boiler
- The gas installation and appliances

which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Ask your legal adviser to establish in the pre-contract enquiries the existence and validity of any service agreements or engineer's certificates for the:

- Central heating system
- Electrical system
- Gas fire

with this property. The date of original installation, the name of the service company and when testing/servicing was last carried out, should also be determined.

H3 Other matters

Ask your legal adviser to:

- Make further enquiries and advise you on the extent of the proposed development which is to take place in the area and how this may affect you
- Make further enquiries and advise you on whether the property has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environmental Agency in respect of the risk of flooding



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition-rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.



Risks

I1 Risks to the building

None

I2 Risks to the grounds

None

I3 Risks to people

F6: Drainage - trips and falls - hazard/s
G2: Other - possible asbestos content
G3: Grounds - loose coping stones

I4 Other

None

J

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number	Qualifications
1134345	MRICS
Company	
Edward Mellor Limited	
Address	
65-81, St. Petersgate, Stockport, SK1 1DS	
Phone number	Fax number
01614434500	
Email	
stockport@edwardmellor.co.uk	
Website	
http://www.edwardmellor.co.uk	
Property address	
17 Athol Road Manchester M16 8QW	
Client's name	Date this report was produced
Mrs Katherine Kershaw & Mr David Crosby	25 June, 2021

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

Signature
Electronically Signed By: Graham Brooks

K

What to do now

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

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

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotations in writing.

Some repairs will need contractors who have specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). You may also need to get Building Regulations permission or planning permission from your local authority for some work.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

L

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

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

The service

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

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

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

- make an informed decision on whether to go ahead with buying the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although the surveyor does not move or lift insulation material, stored goods or other contents.

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, they should recommend further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey only) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.
- **Condition rating 2** – Defects that need repairing or replacing, but are not considered to be either serious or urgent. The property must be maintained in the normal way
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 2 (survey only) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey only) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisors

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

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

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

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey only) report will identify and list the risks, and explain the nature of these problems.

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey only) service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

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

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

4 Terms of payment – You agree to pay the surveyor's fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability – The report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.



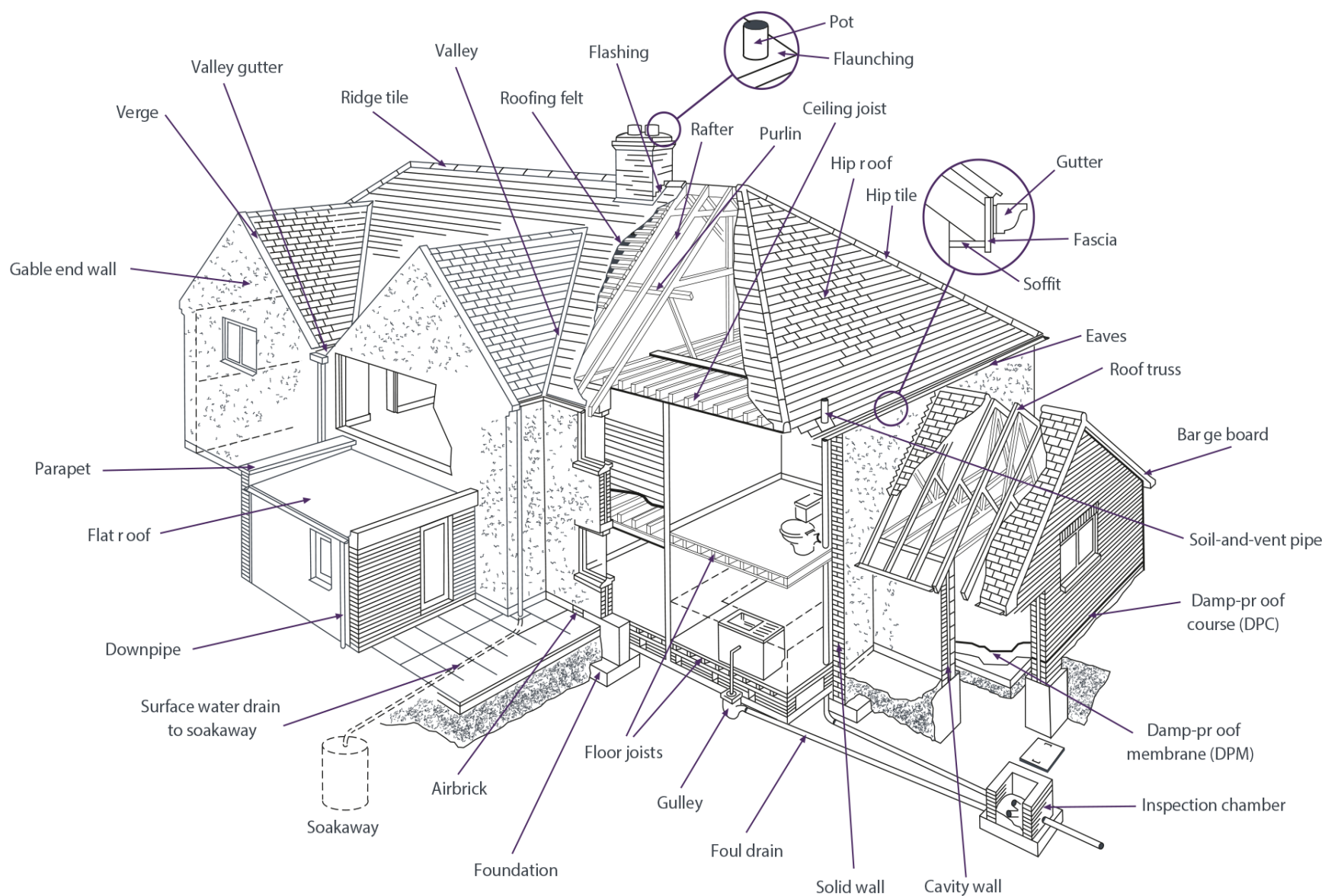
Description of the RICS Home Survey – Level 2 (survey only) service and terms of engagement

Complaints handling procedure

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

M

Typical house diagram



RICS disclaimer

! You should know...

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This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Maintenance tips

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.

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 aerials 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 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 woodwork 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:** 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 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:** 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 ones 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. 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 there 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.