



KEYSTONE

CHARTERED SURVEYORS

BUILDING SURVEY

TABLE OF CONTENTS

A	INTRODUCTION TO THE REPORT	1
B	ABOUT THE INSPECTION.....	2
C	'OVERALL ASSESSMENT AND SUMMARY OF CONDITION RATING'	3
D	ABOUT THE PROPERTY	7
E	OUTSIDE THE PROPERTY	13
F	INSIDE THE PROPERTY	20
G	SERVICES	24
H	GROUND AND SHARED AREAS.....	31
I	ISSUES FOR LEGAL ADVISERS.....	33
J	RISKS	36
K	ENERGY EFFICIENCY.....	38
L	PHOTOGRAPHS OF THE PROPERTY	40
M	SURVEYOR'S DECLARATION	55
N	WHAT TO DO NOW?	56
O	DESCRIPTION OF THE RICS BUILDING SURVEY SERVICE	58
P	TYPICAL HOUSE DIAGRAM.....	66

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 Report 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 reports; 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 RICS 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 M).

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

Surveyor name	Jamal Parara
Surveyor RICS number	5027611
Surveyor qualifications	Building Surveying BSc (Hons) MRICS
Company name	Keystone – Chartered Surveyors
Date of inspection	Tuesday, 16 July 2019
Report reference	3M202YG
Client's Name	Ms Ellen Nest Stout
Related party disclosure	There is no conflict of interest.
Property address	3 Winster Avenue, Manchester, M20 2YG.
Weather Conditions	The weather was dry following weeks of mixed weather.
Property Status	The property was occupied during the inspection.

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.

However, you must ensure that the report is read in full to gain a full understanding of the issues noted. The condition ratings are explained below.

CONDITION	
3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
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.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (NI) (see 'Important note' below).

C 'OVERALL ASSESSMENT AND SUMMARY OF CONDITION RATING'

Overall Opinion

The report, which has been prepared to have due regard to the age and type of the building, reflects the condition of the various parts of the property at the time of our inspection.

That said, subject to further investigations we did **not** identify anything defects of a **substantial** nature which are inconsistent the with age and type of property.

It is possible that defects could arise between the date of the survey and the date upon which you take occupation.

If you decide to progress with the purchase, we recommended that you obtain estimates and reports, as appropriate, before exchange of contracts so that you can budget for future expenditure.

Given our findings, you will benefit from the below additional services which we are happy to arrange under a separate agreement. Our extensive list of suppliers means we can offer a discounted rate, especially where services combined.

- Reinstatement Cost Assessment.
- Existing Floorplans.

We can also engage and manage the below specialist contractors on your behalf.

- CCTV Drainage Survey.
- NICEIC Electrical Testing.
- Gas Safe Gas Testing.

C1 Summary of Repairs, Condition and Costs [where agreed]

	Element	Repairs/Investigation	Condition			£
			1	2	3 NI	
E1	Chimney stacks		☐	☐	☒	
E2	Roof coverings	Further investigations – allowance for replacing secondary sarking felt – repair roof edge.	☐	☒	☐	4000
E3	Rain water Pipes and guttering	Overhaul rain water goods.	☐	☒	☐	320
E4	Outside walls	Clear vegetation.	☐	☒	☐	130
E5	Windows	Allowance for replacing 2no roof lights and frame.	☐	☒	☐	1800
E6	Outside doors (including patio doors)		☒	☐	☐	
E7	Conservatory and porches		☐	☐	☒	
E8	Other Joinery and Finishes		☒	☐	☐	
E9	Other		☐	☐	☒	
F1	Roof structures	Further investigations – replace insulation.	☐	☐	☒	2000
F2	Ceilings	Isolated redecoration.	☐	☒	☐	300
F3	Walls and partitions		☒	☐	☐	
F4	Floors		☒	☐	☐	
F5	Fireplaces, chimney breast and flues		☐	☐	☒	
F6	Built-in fittings		☒	☐	☐	
F7	Woodwork (e.g. staircase and joinery)	Replace glazing to door.	☐	☐	☒	280
F8	Bathroom and kitchen	Renew sealant and deep clean.	☐	☒	☐	120

	Element	Repairs/Investigation	Condition				£
F9	Other		☐	☐	☐	☒	
G1	Electricity	Further investigations -	☐	☐	☒	☐	
G2	Gas/Oil	Further investigations -	☐	☐	☒	☐	
G3	Water	Further investigations – Replace water storage tank.	☐	☐	☒	☐	320
G4	Heating	Further investigations -	☐	☐	☒	☐	
G5	Water Heating	Further investigations – Allow for repairing link.	☐	☐	☒	☐	120
G6	Drainage	Further investigations -	☒	☐	☐	☐	
G7	Common Services		☐	☐	☐	☒	
G8	Other services/features		☐	☐	☐	☒	
H1	Garage		☒	☐	☐	☐	
H2	Permanent outbuildings and structures		☒	☐	☐	☐	
H3	Vegetation		☒	☐	☐	☐	

C2 Further Investigations

Where further investigations have been recommended in this report, it is very important that you pursue these matters before exchange of contracts, since they may reveal the need for extensive expenditure.

I must advise you that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

You should instruct an NICEIC registered **electrical** contractor to test the electrical installation and provide quotations for repairs required. See section G1 Electricity and J3 Risk to People.

You should instruct a 'Gas Safety' registered contractor and engineer to test the **gas** system including any water and heat distribution system. Quotations should be obtained for repairs required. See section G2 Gas and J3 Risk to People.

Instruct a NADC approved drainage contractor to undertake a CCTV **drainage** survey to comment on the condition and adequacy of runs, falls and invert levels and provide a cost for remedial works required. See section G6 Drainage.

A reputable roofer should investigate further defects noted to the **roof coverings [section E2]** and provide a quotation for the works.

A reputable roofer should be instructed to investigate further defects noted to the **roof structure** and provide a quotation for the works. See section F1 Roof Structure.

If no servicing agreements can be obtained for the existing **fire alarm system**, instruct a suitably competent fire alarm engineer to test the existing alarm system and provide a quotation for any remedial works required.

If no servicing agreements can be obtained for the existing **intruder alarm** system, Instruct a suitably competent intruder alarm engineer to test the existing alarm system and provide a quotation for any remedial works required.

You should instruct a specialist cavity wall contractor to advise on the condition of the **wall ties** and any recommended works undertaken with a long term insurance backed guarantee. See section E4 Outside Walls.

D ABOUT THE PROPERTY

1 The property

The property is a two storey detached house. The property faces approximately north.

2 Approximate year of build

Based on my knowledge of the area and housing styles, I think the property was built around 1973.

3 Approximate year of extension

A lateral extension has been added to the property. The vendor explained that it was built 1993.

4 Approximate year of conversion

The property has **not** been **converted**.

D2 Accommodation

	Living	Bed	Bath or shower	Toilet	Kitchen	Utility	Conser vatory	Other	Name of other
Ground	1	4		2	1	1			
First		2	1						

D3 Construction

1 Form

The property is built of brick **cavity** external walls which are physically connected by a timber frame which provides the lateral restraint to the building. It also transfers vertical loads through the external walls into the ground beneath. The timber frame also provides the base which the finishes are fixed too, such as the roof and floor coverings. This form of construction is normal for this type and age of property.

Properties should be able to resist environment loads such as wind, snow and rainwater. It should also accommodate loads imposed by its own weight as well as the loads imposed by the occupant's residential use. The report will highlight areas where these requirements are significantly affected.

D4 Means of Escape

This report does not constitute a fire risk assessment for the property. I am happy to provide a specific fire risk assessment under a separate agreement between us.

1 Fire Alarm

There is **no** fire **alarm** system provided to the property. This is a safety hazard. Smoke detectors should be maintained at each landing level to give the earliest possible warning of fire. A fire alarm system should be installed by a competent engineer now.

2 Windows

The upper windows **provide** a means of **escape** in the event of a fire.

3 Doors

The final exit door(s) **are equipped** with quick release locks which will aid the escape in the event of a fire.

4 Other Risk

I noted **no** other risks during my inspection.

5 Considerations

It is recommended that a fire drill be agreed with all occupants and regularly practiced so that they know what to do in the event of a fire. All doors should be kept closed at night to ensure that the escape route is protected from fire and to minimise the risk to sleeping occupants.

D5 Security

1 Security Alarm

The property is **provided** with a security alarm system. You should request a demonstration of this before taking ownership and make enquiries to confirm if there is a servicing agreement in place.

2 Windows

The windows are adequately **secured** and locked from the inside of the property.

3 Doors

The doors are adequately **secured** and locked from the inside.

4 Considerations

The way in which a property is secured can affect the amount paid for a home insurance policy. You should make enquiries with your insurers to confirm that the existing and proposed security methods comply with the insurance requirements before you exchange contracts.

D6 Energy Efficiency Rating

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the "Current" ratings here. We have not checked these ratings and so cannot comment on their accuracy. The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used.

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated by a national methodology that considers factors such as insulation, heating and hot water systems, ventilation and fuels used.

1 Energy Performance Certificate

The property has the **energy rating** of **C69**. According to the energy performance certificate, the rating can be improved to **B81** with relatively simple alterations.

The energy efficiency of the property is **better** than the national average of **D60**.

D7 Main Services

Gas



Electric



Water



Drainage



Central Heating

Gas



Electric



Solid fuel



Oil



None



D8 Grounds

We have not undertaken a geological assessment of the site as it is beyond the scope of this inspection. below information is based on the information obtained from my inspection of the property, and we are reliant on the information obtained from the internet. If greater assurance is required, you should make enquiries through your legal advisor.

1 Site

The property is situated on a **rectangular** plot of land which is **flat**. There is **1** no of garages, **0** no of outbuildings, **1** no of gardens and **off street** parking.

D9 Location

We have not undertaken a geological assessment of the site as it is beyond the scope of this inspection. below information is based on the information obtained from my inspection of the property, and we are reliant on the information obtained from the internet. If greater assurance is required, you should make enquiries through your legal advisor.

1 Planning

No adverse planning proposals are known to affect the property although your legal advisers must confirm this. Your legal advisor should confirm if the property is listed or is situated in a conservation area.

2 Crime

Properties situated in areas with high crime levels present a risk to local people and may affect its saleability. This property is in a **low** risk crime area. See section H3 for more details.

3 Local Council

The local council for the property post code is **Manchester City Council** and the tax band for the property is **F**.

D10 Facilities

1 Transport Connections

The property has **reasonable** railway connections, **reasonable** motorway connections and **reasonable** airport connections.

2 Schools

Information from the Primary/Secondary School League Tables indicates that school performance within the local area **reasonable** when compared to other locations in England.

D11 Local Environment

1 Exposure

The property is located in a **sheltered** location which makes a least susceptible to weathering, this reduces the level maintenance required when, compared with

those properties in more exposed locations, although a level of maintenance will always be required.

2 Orientation

South and south-west elevations are exposed to high temperatures from the sun during the day. These elevations tend to suffer from weathering associated with this exposure such as expansion cracking in masonry and cracking of paint finishes. Bleaching of materials also occurs on elevations facing the sun. Chemical reactions between building materials tend to occur more commonly and severely on warm, wet elevations facing south and south-west.

3 Nuisance

During my inspection, I did **not** detect any nuisance noise or smells which may deter prospective purchasers in the future. I recommend that you visit the property at different times of day to confirm this and to obtain a feel for the general area.

4 Mining History

A mining **report** is **not recommended** according to the information available to the Coal Authority. However, they do recommend that you order an Enviro All-in-One, which includes the standard mining report plus detailed, property-specific information on contaminated land, flood risk (in England and Wales), historical land use and natural subsidence hazards. You should discuss the available searches with your legal advisor.

5 Radon

The property is **not** located in a high **Radon** gas location, based on the information available to the Public Health England (PHE) and Radon.

6 Flood Risk

The property is in an area of **very low** risk of flooding, based on the information available to the Environment Agency.

Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%). This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm. This is based on the best information we have available, such as ground levels and drainage.

7 Electromagnetic Fields

The property is **not** within **proximity** of high voltage electricity cables/an electricity sub-station.

E OUTSIDE THE PROPERTY

Limitations of inspection

We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil regarding fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

Comment cannot be given on areas that are covered, concealed by items such as render finishes, paint finishes, vegetation, etc. Or areas not readily visible. There may be detachable signs of concealed defects, in which case, recommendations are made in the report.

In the absence of any such evidence, it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works.

Our examination of the chimney stacks and external joinery was confined to an inspection from ground level with the aid of binoculars.

E1 Chimney Stacks 1 ☐ 2 ☐ 3 ☐ NI ☒

There is no chimney stack provided in this property.

E2 Roof Coverings 1 ☐ 2 ☒ 3 ☐ NI ☐

1 Description

Roof coverings cover the uppermost part of a building which provides protection from animals and weather, notably rain or snow, but also heat, wind and sunlight. Coverings are formed of a ridge/hips, slopes, valley gutters, roof edges.

2 Ridge/Hips

The **tiles** along the top of the roof (the ridge/hip tiles) direct rain water down the sloping roof cover. The bedding that the ridge/hip tiles sit on is made of a cement mix (called torching) and is used to fix the ridge/hip tiles in position.

The ridge is in a **reasonable** condition with no evidence of any significant defects beyond those expected during normal maintenance, with roof lines being true and even with no signs of significant deflection. It should be maintained in the normal way.

3 Slopes – primary coverings.

The sloping roof covering is made of **tiles** and is overlapped to provide a water proof barrier. It is also set at an angle to direct rain water into the rainwater goods.

Extensive moss/lichen is on to the roof surfaces; it tends to retain moisture, which can cause damage to roof coverings over a period. It can also attract vermin such as birds which can exacerbate the deterioration of the building fabric and pose a health and safety risk. This should be cleaned now.

4 Slopes - secondary layer.

Many properties have a waterproof secondary barrier which is fitted to the underside of the roof coverings.

The secondary layer is made of a plastic sheet which is also used to hold the insulation between the rafters. Its placement restricts the ventilation to the timber structure and so puts it at risk of condensation and therefore rot and infestation. This has been noted to some part of the roof structure and must be investigated further before committing to purchase.

5 Flashings

The Flashings are made of **lead** and is used to create a waterproof barrier between the roof covering and abutting wall. It is in **reasonable** condition with no significant evidence of wear or internal leaking.

6 Roof edges

The sides of the roof covering which finish flush with the gable wall (roof edge) is made of **cement**. It is used to provide a waterproof barrier between the roof edge and abutting gable wall.

The roof edge is in **ageing** condition with evidence of isolated deterioration. You should instruct a suitably competent roofing contractor to repair it with an appropriately specified material soon.

7 Considerations.

To inspect, repair or maintain the roof safely contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). This will significantly increase the cost of works.

E3 Rain Water Pipes and Gutters 1 ☐ 2 ☒ 3 ☐ NI ☐

Inadequate disposal of rainwater can cause serious problems in a building including dampness, timber decay and structural movement. It is therefore essential that all gutters, pipes and the drains to which they connect are kept clear and free of blockages always. Periodic inspection and adequate maintenance are necessary to minimize against the potential for rainwater fittings becoming defective.

1 Gutters

The gutters to the property are made of **upvc** and are fixed to the fascia at roof level. Gutters provide a controlled discharge of rain water from the roof slope.

There is evidence of **leakage** gutter joints to the **rear** of the property. This suggests that the gutters have reached the end of its useful life. You should replace the gutters soon.

2 Downpipes

The down pipes to the property are made of **upvc** and are mechanically fixed to the main wall.

There is evidence of **leakage** joints and evidence of ultra violet degradation to the **rear** of the property. This suggests that the downpipes have reached the end of its useful life. While you should replace the down pipes now, it is often more economical to renew all the rainwater goods now as opposed to undertaking isolated repairs.

3 Considerations

The rainwater gutters and/or downpipes are old and will need higher levels of maintenance in the future. It may be more economical to **overhaul** them now.

To repair the rainwater pipes and gutters safely, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). This will significantly increase the cost of works.

E4 Outside Walls 1 ☐ 2 ☒ 3 ☐ NI ☐

It is important to note that outside walls do not only need to provide strength and stability to the building. It is also required to provide fire and weather resistance, as well as insulating against heat loss and sound transmission. The report will comment where this is found to be insufficient.

1 Main Structure

The outside walls are made of a **cavity** wall structure. As the name implies, cavity walls are constructed with two separate leaves of brickwork or blockwork with a cavity in between. The two leaves are held together with metal wall ties. This is a normal form of construction typically found in houses from the mid 1930's to the present day.

Some movement was noted to the right-hand wall, which has been recently plastered. Since the plastering, there are small hair line cracks which have formed around the window opening. In the absence of long-term monitoring, the movement appears to be minor in nature and due to the expected movement, you see of timber roof structure above. You should therefore follow the advice provided in section F1.

Extensive **vegetation** growth is noted to the **front and right-hand wall**. This can create a route for moisture ingress and vermin to enter the building. If not managed, this can also significantly affect the structural and thermal performance of the wall. It can also exacerbate internal damp and condensation issues. We recommend engaging a suitably competent contractor to carefully remove the vegetation and make good to the affected areas.

2 Wall Ties

It has not been possible to inspect the ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time. With some types of ties, this corrosion is sometimes accompanied by rust expansion, causing horizontal cracks to appear at intervals in the external wall surfaces. **No** evidence of wall tie **corrosion** was recorded visually to the external walls; however this does not mean that some level of corrosion is happening will not manifest itself in the future. As a precautionary measure, a wall tie contractor's report is recommended.

3 Lintels

The lintels are made of **steel** although this can only be confirmed from physical opening the wall. Lintels are used to transfer the vertical load of the walls and roofs around the vulnerable window and door openings. They appear to be functioning and are in **reasonable** condition.

4 Damp Proof Course [DPC]

In most domestic buildings constructed after about 1875, a horizontal damp proof course of an impervious material is normally incorporated in the outside walls at ground level to prevent the natural ground moisture from rising through those walls by capillary action.

The **damp proof course** appears to be **formed** of **a waterproof membrane** which is evident to the lower sections of the wall.

5 Damp

I undertook isolated damp test in high risk areas throughout the property for evidence of rising and penetrating damp.

I can confirm that there were **no** significant readings which would indicate any significant rising or penetrating **damp**.

6 Condensation

There is **no** evidence of extensive condensation in the property although condensation could always occur on a change in climatic or living conditions. As a rule, condensation can be maintained to an acceptable level with a combination of effective heating insulation, ventilation and changes in lifestyle.

7 Internal Finishes

Minor **hair line cracks** were noted in the wall surfaces. These are typically found in properties of this age and type of construction. They are caused by the natural vibrations, heating and cooling which occur as part of the normal occupancy of a property. These are not of structural significance and is considered reasonable.

8 Foundations

The foundations have not been exposed and whilst there is a risk of unseen defects, there are no above ground signs of any problems. As such, it appears to be in functioning **reasonably**. In a property of this age it is probable that the foundations are at an increased risk from sub soil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges

The **tree** located to the **7m** is within influencing distance of the property. It is of the Beech species and the vendor advised that it is protected under the **Tree Preservation Order** and regularly maintained. Whilst there is always a risk of damage to the foundations, this is significantly reduced provided that the tree is regularly pruned and maintained. Provided, it is continually maintained it is unlikely to affect the property.

You should note the method and frequency of maintenance must be agreed with the local council. The vendor advised that the tree falls within the curtilage and responsibility of the property. So, you must be willing to accept the cost and inconvenience of maintaining it.

9 Considerations

E5 Windows 1 ☐ 2 ☒ 3 ☐ NI ☐

1 UPVC Windows

Whilst the UPVC units to the property appear be **reasonably** sound at present, no comments can be made about long term durability. The quality of double glazing units can vary.

The window frames have been **replaced** with double glazed units. Enquiries must be made of the vendor as to whether they are covered by guarantees. If they were replaced since 1 April 2002, confirmation must be obtained that they comply with the Building Regulation requirement which was introduced at that date. Only FENSA approved installers must now be used.

The flexible joint which is used to provide a water proof barrier between the window openings and the abutting walls [**seals**] are in **reasonable** condition but must be repaired when perishing is evident, to prevent damp penetration.

Historic stains around the right-hand roof light indicates a previous leak around the roof lights. Whilst functional, their age suggest that you should expect to replace the roof lights to the first-floor bedrooms soon. This leak and gradual deterioration of the timber frame is likely contributing to the isolated movement noted around the frame. So, you should expect to replace the frame as part of the works.

2 Means of escape

The windows provide a **suitable means** of escape in the event of a fire.

E6 Outside doors (including patio doors) 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Timber door(s)

The timber doors are in **reasonable** condition with limited evidence of deterioration. They should be maintained in the normal way.

The flexible joint [**seals**] which is used to provide a water proof barrier between the door openings and abutting walls are in **reasonable** condition. However, they must be repaired when cracking is evident, to prevent damp penetration.

2 UPVC door(s)

The quality of UPVC units can vary. Whilst the units appear in **reasonable** condition now, no comments can be made about the long term durability.

Some doors have been **replaced**. Enquiries must be made of the vendor as to whether they are covered by guarantees. If they were replaced since 1 April 2002, confirmation must be obtained that they comply with the Building Regulation requirement which was introduced at that date. Only FENSA approved installers must now be used.

The flexible joint [**seals**] which is used to provide a water proof barrier between the door openings and abutting walls are in **reasonable** condition. However they must be repaired when cracking is evident, to prevent damp penetration.

The **glazing** is in **reasonable** condition with no defects noted which will significantly affect its intended thermal or acoustic performance.

3 Means of Escape

The doors appear to provide a **suitable** means of **escape** in the event of a fire.

4 Consideration

The panel, frames and locking mechanisms should be routinely inspected. Your home insurer should confirm that the door and locking mechanism meets the terms of your home insurance policy.

E7 Conservatory and porches 1 ☐ 2 ☐ 3 ☐ NI ☒

There are no conservatory or porches to the property.

E8 Other joinery and finishes 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Facias/Soffits

The **timber** fascia/soffit is in **reasonable** condition but a closer inspection may reveal areas of damage behind guttering. A programme of cyclical repainting must be undertaken.

2 Consideration

To inspect, repair and maintain the external joinery at height safely, the contractors may have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). This will significantly increase the cost of works.

E9 Other 1 ☐ 2 ☐ 3 ☐ NI ☒

F INSIDE THE PROPERTY

Limitation to inspection

Many parts of a building such as foundations and sub-floor areas are concealed during the inspection. We have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible.

I use my best endeavours to provide a condition rating based on the what can be seen and my knowledge and experience. If greater certainty is required, disruptive opening up works may be needed.

The internal walls, partitions and ceilings have been inspected within the rooms and no opening up has been undertaken. The precise composition of the structure, linings and the finishes could not be ascertained without damage being caused.

The condition of the internal parts of the chimneys and whether they have been lined cannot be ascertained without opening the structure.

At the time of our inspections, the property was **fully furnished** with all floors close-covered. The furniture, including fitted or heavy free-standing storage units, seriously restricted access to the floors. Damp meter readings have been taken where possible without moving heavy furniture. Fitted carpets have not been raised other than where reasonably practicable at the edges. No comment can be made on concealed roof timbers such as the bottom ends of rafters, wall plates and purlin ends. It is possible that these may have suffered deterioration. However, I have provided a condition rating based on visible clues and my knowledge of the materials used.

F1 Roof Structures 1 ☐ 2 ☐ 3 ☒ NI ☐

1 Structure

To the main building the roof is built of **traditionally** built timber structure with equally spaced timber rafters which are connected at the ridge and/or hips. The weight of the roof and any imposed loads from rain, snow and wind is then vertically and laterally transferred through external load bearing walls down to the foundations.

Extensive condensation was noted to the rafters as combined result of the placement and use of the fiber glass insulation and secondary waterproof sheet.

2 Ventilation

Ventilating the roof void is imperative to preserving the structural integrity of the roof structure. Without adequate ventilation, the roof structure is vulnerable to deterioration and decay.

There is **poor** ventilation to the roof space and a suitable means of ventilation should be provided now. Extensive condensation and therefore risk of rot and infestation is noted to some parts of the roof structure. The extent must therefore be established through further investigation. The costs can be expensive, so should be undertaken before you commit to purchase.

3 Insulation

Insulation within the roof structure is imperative to improving the energy efficiency of a property. Insulation can be installed in between the ceiling joists to create a 'cold roof' space, or in between the rafters to create a 'warm roof'.

There is **fiber-glass** insulation provided in between the rafters. This type of insulation was briefly popular but is no longer used as it can be prone to condensation problems and its heat conservation function is lost if the loft is ventilated. You should consider replacing the insulation with a modern equivalent.

The nature and location of the insulation puts the timber roof structure at risk. It should be removed so that a closer inspection can be undertaken. This should be done before committing to purchase.

4 Infestation

I did **not** see any significant **evidence** of infestation to the roof structure. No comment can however be made about the condition of concealed parts of the roof structure. You should expect to undertake some isolated repairs to these areas.

F2 Ceiling 1 ☐ 2 ☒ 3 ☐ NI ☐

1 Condition

Whilst some movement has been noted around the roof lights, these are considered minor, long standing and not significant. You should allow for redecoration soon.

Historic stains around the right-hand roof light indicates a previous leak around the roof lights. Whilst functional, their age suggest that you should expect to replace the roof lights to the first-floor bedrooms soon.

2 Considerations

A **water tank** is in the roof space above the ceiling. If it is not adequately supported or leaks it will severely stain and/or damage the ceilings. Care should be taken to ensure that the water tank is adequately supported and leak free.

F3 Walls and partitions 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Structure

Minor hair line cracks were noted in the wall surfaces. These are typically found in properties of this age and type of construction. They are caused by the natural vibrations, heating and cooling which occur as part of the normal occupancy of a property. These are not of structural significance and is considered **reasonable**.

2 Damp

Following my inspection, I can confirm that there were **no** significant readings which would indicate any significant rising or penetrating **damp**.

3 Condensation

There is **no** evidence of extensive **condensation** in the property although condensation could always occur on a change in climatic or living conditions. As a rule, condensation can be maintained to an acceptable level with a combination of effective heating insulation, ventilation and changes in lifestyle.

4 Finishes

The finishes are in **reasonable** condition for the age of the property. However, you may wish to redecorate the property to suit your tastes. You should expect to have to redecorate and in some cases, repair the finishes every 5 years.

F4 Floors 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Ground Level - Timber

The floors to the **lateral extension** is made of evenly spaced structural timbers which is supported by the outside walls. As such, it slightly 'suspended' above ground level.

The suspended timber floors were found to be reasonably **firm** and even with no signs of excessive spring or distortion. There was nothing outwardly apparent that would prevent the floors being used for normal domestic loading.

Where suspended timber floors are built at ground level sub-floor ventilation is necessary to remove excess moisture which can make the timber vulnerable to rot and decay. Ventilation to sub floor voids is achieved by air bricks built into external walls at ground level. The **air bricks** are of a **sufficient** number and adequate height above ground levels to provide satisfactory sub floor ventilation.

2 Ground Level - Solid Floor

The floors to the **original building** are made of solid concrete.

Minor movement has occurred to the ground bearing concrete floor slab evidenced by minor gapping between the skirtings and floor surfaces. This is within normal tolerances and in **reasonable** condition.

3 Upper Floor – Timber Floor

Suspended timber floors made of equally spaced timber joists which are supported on the external load bearing walls. As such floor is suspended above the ground.

The suspended timber floors were found to be **reasonably** firm and even with no signs of excessive spring or distortion. There was nothing outwardly apparent that would prevent the floors being used for normal domestic loading.

F5 Fireplaces, chimney breasts and flues 1 ☐ 2 ☐ 3 ☐ NI ☒

There are no fire places, chimney breast or flues to the property.

F6 Built-in fittings 1 ☒ 2 ☐ 3 ☐ NI ☐

Wardrobes/cupboards are in a reasonable order; however, these are **dated** and their replacement as part of a modernisation programme is desirable. Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls. The report will highlight where it is evident.

F7 Woodwork (e.g. staircase and joinery) 1 ☐ 2 ☐ 3 ☒ NI ☐

1 Stairs

At the time of the inspection the stairs appeared in **reasonable** condition, with only limited movement noted when walked upon.

2 Doors

Some internal doors include a glazed panel. There is **no** evidence to suggest that **safety glass** is used. This is a health and safety risk, as there is an increased risk of injury if damaged. You should instruct a suitably competent contractor to replace the glazing, or the with a safe equivalent.

3 Joinery

The skirtings and architraves are **reasonably** presented with only minor wear and tear, with no significant defects noted beyond routine maintenance items.

F8 Bathroom and kitchen fittings 1 ☐ 2 ☒ 3 ☐ NI ☐**1 Kitchen**

The kitchen is in a relatively **dated** condition. It is **not** mechanically **ventilated** which will increase the risk of damp and condensation forming on the surfaces. Damp and condensation can damage finishes and in extreme cases exacerbate respiratory illnesses. You should instruct a competent contractor to install a suitable means of ventilation now.

2 Bathroom

Although functional, the bathroom is in a relatively **dated** condition and in need of redecoration. They are mechanically **ventilated** which will decrease the risk of damp and condensation forming on the surfaces. Damp and condensation can damage finishes and in extreme cases exacerbate respiratory illnesses.

The sealant around the edges of fittings prevents excess water from seeping behind and affecting the adjacent surfaces. The **sealant** has **perished** and it should be repaired now.

3 Considerations

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

F9 Other 1 ☐ 2 ☐ 3 ☐ NI ☒

There are no other features to discuss.

G SERVICES

Limitation to inspection

The main service installations within this property have been the subject of a purely visual inspection only and have not been formally traced or tested in any way. The information provided within this part of the report is purely for your initial advice and consideration only.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. Heating appliances appear adequate, although we recommend that the system be assessed and if found to be inadequate, upgrading may be required.

Legal enquiries must confirm that all main services have been connected to the property.

G1 Electricity 1 ☐ 2 ☐ 3 ☒ NI ☐

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.

1 Mains

Mains electricity supply is connected into the property and provides a single-phase electricity supply which is typical of residential properties in the UK.

The electricity mains tails off to a distribution board **in the utility room** which is connected to the ring main via a distribution board. The ring main circles the property carrying the mains electricity to sockets on the way.

There is no indication as to the date of the last electrical testing. Although the electrical circuitry appears **reasonable**.

2 Considerations

We always recommend that you instruct a competent NICEIC registered contractor to undertake a test and provide a quotation for any upgrading works which will be required. Upgrading electrical services can be costly, so you should have this undertaken prior to a legal commitment to purchase.

G2 Gas/Oil 1 ☐ 2 ☐ 3 ☒ NI ☐

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.

1 Gas Meter

The gas **meter** is located **externally**. The gas installation has not been tested but there were **no** noticeable **gas smells** within the property to indicate the presence of significant leakage.

2 Pipes

Although the visible parts of the pipe are in **reasonable** condition.

3 Considerations:

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered engineer. Works to gas appliances etc. by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

G3 Water 1 ☐ 2 ☐ 3 ☒ NI ☐

1 Mains

The property is believed to benefit from a mains water supply, which will likely be in the road.

2 Meter

No water **meter** is not currently fitted or could not be located. It is possible that the Water Authority may fit one following completion of your purchase and which may then reveal leakage and the need to undertake repair. It is, therefore, important that further investigation on these points should be concluded in order that the extent of any future repairing liability can be determined.

3 Distribution – Indirect System.

Once the water from the mains reaches the property it is distributed throughout the property via an 'indirect system' system. This means that the is supplied via stored water system such as the water tank in the **roof space**.

The disadvantage of an 'indirect' fed water system, is that cannot deal with large demand and there is a greater chance of bacterial growth. This was evident during my inspection as the water tank did not appear adequately sealed.

The water tank and adjacent pipework is **not insulated** and could freeze during cold weather. The resulting leaks could damage the rest of the building. These should be insulated now.

If no test certificates confirming the purity or supply are available, the water must be immediately tested, prior to a legal commitment to purchase.

4 Water pressure

The water pressure was checked to several draw-off points and found to **reasonable**. You should know that water pressure can vary seasonally and during times of demand, both within the property and in the locality.

5 Stop taps

The **external stop** tap is **located** to the front road. The **internal** stop tap is **located** to the utility room but should be verified by the vendor.

Properties with a mains water supply require both internal and external stop taps for a proper control of the incoming water supply. It is important to know their position so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system.

6 Pipework

We are unable to confirm the condition of the **supply pipe** from the Water Authority mains in the road into the property and it is not unusual to find such supply pipes need to be replaced in a property of this **age**. It is essential that the age and condition of the cold-water supply pipe is ascertained before committing to purchase as replacement of this pipe could prove expensive.

G4 Heating 1 ☐ 2 ☐ 3 ☒ NI ☐

1 Heating Source

The property is heated by a **gas fired combination** boiler located to the **kitchen** which serves the original property. Lateral extension is served by the hot water cylinder in the roof structure. This appears to be newly installed within the last year and the certificate provided onsite. This should be confirmed by your legal advisor.

The heating installation was not turned on at the time of inspection and could **not** be **tested** to confirm if it is in working order. That said, gas safety certificates were seen during the inspection.

2 Heating Distribution

The radiators and visible pipework appear in **reasonable** condition, with no significant corrosion or leakages noted.

3 Heating Controls

Thermostatic radiator valves (**TRV's**) are **provided** to radiators, which have not been tested. You should ask the vendor to demonstrate that they work

4 Considerations

The Gas Safe or OFTEC registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. I have not seen evidence that this has been done.

G5 Water heating 1 ☐ 2 ☐ 3 ☒ NI ☐

1 Boiler

The water to the property is heated by same **gas combination boiler** to the original building. **Hot water** was **provided** at several draw off points, which indicate that the boiler is in serviceable condition.

2 Hot water cylinder

The water to the lateral extension is heated by a hot water cylinder **located** to the **roof space**. This is where the hot water is heated. The heat can either come from an immersion heater directly from the boiler or indirectly from a boiler using a coil fitting inside the cylinder.

This is a relatively **modern** appliance which appears to be recently installed. The installation certificate was seen during the inspection and should be confirmed by your legal advisor.

Hot water was **provided** at several draw off points, which indicate that the cylinder is in serviceable condition.

That said, stains to the ceiling indicate that it may be leaking. So, this should be checked by a gas safe engineer.

3 Considerations

A heating engineer should examine the above hot water heating systems and undertake appropriate servicing, with any recommendations implemented now. Until this has been done, it should be considered unsafe. Your legal adviser should ensure that all service records for the heating appliances are transferred to you with the sale.

G6 Drainage 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Mains

As the property is built **post 1920's**, it is assumed it is connected to the public sewer and the drainage system which consists of a separate drain for both surface water (rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers). However, your legal advisors will be able to confirm this.

2 Soil and Vent Pipes

The soil and vent pipe is presumed to exist but **concealed** within the fabric of the property. Although I detected no visible faults which indicate a problem. We advise that you instruct a competent contractor to undertake a precautionary examination and provide quotations for any repairs that may be needed. Repairs may prove costly, so you should obtain quotations for any repair before committing to purchase.

3 Inspection Chambers

Inspection chambers are used to house an access point for making connections, inspection and performing maintenance to the underground drainage. I found **1** no. inspection chambers located within the site boundary.

The drainage appears to run **clear** with no problems or defects evident within the inspection chamber. The absence of any obvious problems within the chambers does not necessarily mean that the concealed parts are free from defects. Without a full inspection by a drainage specialist you must accept the risk of such defects existing.

4 Considerations

Although my best endeavours are used to comment on the condition, runs and falls of the underground drains. The true condition and the extent of any known defects can only be confirmed by having a **CCTV** drainage inspection undertaken. Repairing defective drains can be very expensive, especially where affects the

property. I am happy to arrange this for you under a separate agreement between us. Gullies and grates must be routinely cleared of leaves and other debris to avoid potential blockages and backing up, particularly where these receive foul and surface water discharge.

G7 Common services 1 ☐ 2 ☐ 3 ☐ NI ☒

G8 Other services/features 1 ☐ 2 ☐ 3 ☐ NI ☒

H GROUNDS AND SHARED AREAS

Limitations

We have not undertaken a geological assessment of the site as it is beyond the scope of this inspection. Whilst we have inspected the site and will highlight any evasive species found. We have not undertaken a detailed examination of the site as it is beyond the scope of the inspection.

H1 Garage 1 ☒ 2 ☐ 3 ☐ NI ☐

There is a garage provided with the property. The garage is in a **reasonable** state of repair with no significant defects noted, although ongoing repairs and maintenance will be necessary.

H2 Permanent outbuildings and structures 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Boundaries

The **timber** boundary fences are in a **reasonable** condition with only isolated areas of damage noted. It should be maintained in the normal way.

The boundary **brick** walls are in a **reasonable** condition with only isolated areas of damage noted. It should be maintained in the normal way.

The boundary **hedges** are in a **reasonable** condition. Regular pruning and maintenance is required to ensure that the roots and conifers do not grow to a level where it will affect the property. You should maintain them in the normal way.

Because this boundary is **shared** with the neighbouring owner, they may have a number of rights. Before any work is done, you should ask your legal adviser to confirm the repairing obligations and explain the implications.

2 Hardstanding

The hard standings are **reasonably** maintained with only isolated areas of damaged sections. You should instruct a suitably competent contractor to

H3 Vegetation 1 ☒ 2 ☐ 3 ☐ NI ☐

1 Evasive Species

I did **not** note any evidence of Japanese knot to the property or readily **visible** areas to neighbouring properties at the time of my inspection.

2 Trees/Hedges

The **tree** located to the **7m** is within influencing distance of the property. It is of the Beech species and the vendor advised that it is protected under the **Tree Preservation Order** and regularly maintained. Whilst there is always a risk of damage to the foundations, this is significantly reduced provided that the tree is regularly pruned and maintained. Provided, it is continually maintained it is unlikely to affect the property.

You should note the method and frequency of maintenance must be agreed with the local council. The vendor advised that the tree falls within the curtilage and responsibility of the property. So, you must be willing to accept the cost and inconvenience of maintaining it.

I ISSUES FOR 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, we may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

I1 Regulation

1 Building Regulations

Your legal advisor should confirm whether below has received building regulation approval (including the issuing of a final completion certificate), and/or certification or approval from a government accredited self-assessment scheme.

- The entire electrical installation including point of use heaters.
- The entire gas installation including gas meters, boilers, cookers, heating distribution and open fires.
- The plumbing and drainage associated with public health.
- The **lateral extension**.
- The **replacement doors**.
- The **replacement windows**.
- The **gas alterations**.

2 Planning Regulations

Your legal advisor should confirm whether the below has received planning permission approval from the relevant authority and advise on the implications.

- The **lateral extension**.

Your legal advisor should also confirm if:

- the use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- the property is in a conservation area and advise on the limitations it imposes on undertaking any repairs or alterations to the property.

- the property is listed and advise on the limitations it imposes on undertaking any repairs or alterations to the property.
- the tree(s) to the **front** is not subject to any planning controls, such as Tree Preservation Orders (**TPO's**) before undertaking any proposed works.

3 Tenure

The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.

Your legal advisor should confirm any rights or responsibilities for the maintenance and upkeep of jointly used elements including:

- drainage,
- rain water goods,
- roof coverings,
- chimneys,
- boundaries,
- The right for you and your neighbour to enter adjacent property to maintain any structure situated on or near the boundary.

I2 Guarantees

Your legal adviser should confirm whether a certificate, guarantee or servicing agreement is available for the below:

- The entire electrical installation including point of use heaters.
- The entire gas installation including gas meters, boilers, cookers, heating distribution and open fires.
- The **replacement windows** works.
- The **replacement doors** works.
- The **roof lights** to the lateral extension.

I3 Other Matters

Your legal advisers must confirm whether boundary lines relating to the site, together with ownership and maintenance liabilities in relation to any boundary structures, trees or hedges are satisfactory. Confirmation must be obtained that all mains services are indeed connected. Your legal advisers must confirm whether the property is subject to any adverse planning or environmental proposals.

1 Boundaries

Confirm whether physical boundary lines reflect the ownership and liabilities reflected in the legal documentation.

2 Mains Connection

Confirmation that all mains services are indeed connected. Confirm whether the property is subject to any adverse planning or environmental proposals

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 be reasonably changed.

J1 Risk to building

1 Structure

- The condition of the **wall ties** is **unknown**. See section E4 Outside walls.

2 Damp

- Damp was noted to the **outside walls**. See section E4 Outside walls.
- Damp was noted to the **ceilings**. See section F2 Ceilings.
- **Defective gutters** can cause damp penetration. See section E3 Rainwater pipes and gutters.
- **Defective roof coverings** can cause damp penetration. See section E2 Roof coverings.

3 Rot and infestation

- Insufficient **ventilation** to the **roof space**. See section F1 Roof Structure.

J2 Risk to grounds

- Not applicable.

J3 Risk to people

1 Chemical hazards

- There is no evidence to suggest that the **gas** fired system is safe to use. See section G2 Gas-Oil/G4 Heating/G5 Water heating.
- There is no evidence to confirm that the electrical circuits are safe to use. See section G1 **Electricity**.

2 Physical hazards

- There is no evidence to confirm that safety **glazing** is used to the **internal doors**. See section F7 Woodwork.

3 Biological hazards

- The **water storage** may not be fit for human consumption. See section G3 Water.

J4 Other

- You should inform us if any of the information in this report is inaccurate.

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

You are advised to refer to the recommendations within the Energy Performance Certificate for improvements to increase the energy efficiency of the property. You are further advised to consider undertaking the initial energy assessment which is available free of charge from within the Green Deal initiative.

This assessment will identify additional opportunities for improving the thermal efficiency of the building from its current rating to its potential rating, whilst reducing costs in association with heating and lighting, and identifying potential sources of funding for the implementation of the identified initiatives.

There is insufficient means of **insulation** within the **roof space**. This will severely inhibit the energy efficiency of the property and will increase heating costs. We strongly suggest that you instruct a suitably competent contractor to install an appropriately specified insulation layer.

K2 Heating

The existing heating installation which appears in serviceable condition relies on regular servicing and maintenance to **maintain** its efficiency and output. You are advised to consider entering into a service agreement with either a local or national provider.

K3 Lighting

The property benefits from a combination of artificial and natural lighting. There appears to be an adequate amount of light, however it will benefit from replacing the existing light bulbs with LED's equivalents. LED's are brighter and more energy efficient than other light bulbs.

K4 Ventilation

There is poor ventilation to the **roof** space. This makes the timber roof structure vulnerable to rot and insect infestation. You should install a suitable means of ventilation soon. See section F1 Roof Structure.

There is poor/no ventilation to the **kitchen**. This makes the walls and windows vulnerable to condensation and damp forming on cold surfaces. You should install a suitable means of mechanical ventilation now. See section F8 Bathroom and Kitchen Fittings.

K5 General

If not included, I can undertake a detailed assessment of the energy efficiency of the property using infra-red imaging.

L PHOTOGRAPHS OF THE PROPERTY

Photo 1

Description: Typical view or right/rear [when facing the front door] of property – note ivy growth and deterioration to the roof edge.



Photo 2

Description: Typical front left-hand view of the property [when facing front door.]
– note lateral extension added around 1993 – extensive moss to roof covering.



Photo 3

Description: Typical front right-hand view – Note protected Beech tree approx. 7m distance from property and drive way entrance.



Photo 4

Description: Newly installed gas combination boiler to original building.



Photo 5

Description: Electrical distribution board.



Photo 6

Description: External gas meter.



Photo 7

Description: External electrical meter.



Photo 8

Description: Hot water immersion heater feeding lateral extension.



Photo 9

Description: Extensive condensation to timber rafters and fibreglass insulation.



Photo 10

Description: Historic repair to righting hand wall – establish if deterioration of roof structure is attributed to movement.



Photo 11

Description: Historic damp stains around window, may come during wet weather.



Photo 12

Description: Movement around Velux window. Considered non structural.

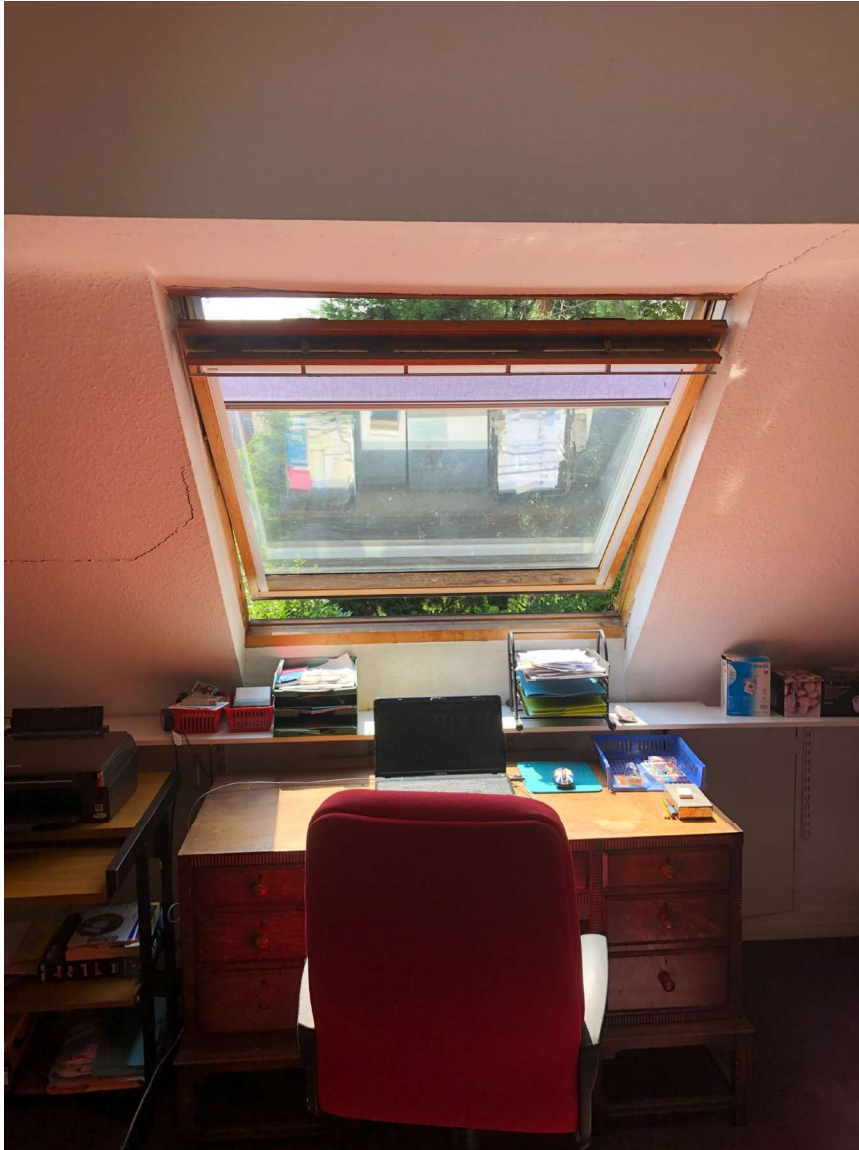


Photo 13

Description: Extensive condensation to roof structure and fibre glass insulation – further investigations.



Photo 14

Description: Typical view of open living room and replaced upvc windows and doors.



Photo 15

Description: Internal view of garage space.



M SURVEYOR'S DECLARATION

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

Surveyor's name	Jamal Parara
Surveyor's Qualification	Building Surveying BSc (Hons) MRICS
Surveyor's RICS number	5027611

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Surveyor's signature

Company	Keystone Chartered Surveyors
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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 sign 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

N 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 the report.

1 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, plumbers and so on). 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.

2 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.

3 Who you should use for these further investigations

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.

4 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 case, the cost of investigation may be high.

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

O LEASEHOLD PROPERTIES ADVICE

Before you buy a leasehold property, you need to pay particular attention to the terms of the lease. Other than in Scotland, most flats and maisonettes and a few other properties are leasehold.

Your legal advisers are responsible for checking the lease for you, but they do not normally see the property.

The surveyor may note specific features that may have legal consequences.

These matters will be set out in section I and you should give a copy of the report to your legal advisers immediately.

When calculating the reinstatement cost, the surveyor assumes that the property is insured under a satisfactory policy covering the whole building.

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

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions.

- (a) Are the other flats occupied by owners or tenants?
- (b) Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
- (c) Who is the 'dutyholder' under the Control of Asbestos Regulations 2006? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
- (d) Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
 - general cleaning;
 - maintaining and repairing the shared parts;
 - repairs to the main structure;
 - shared heating systems; and
 - repairing and maintaining lifts and so on?

- (e) How much is the ground rent?
- (f) How much was the last paid maintenance or service charge and what period did it cover?
- (g) Are the service charge accounts satisfactory and up to date?
- (h) Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
- (i) Are services regularly and satisfactorily maintained and are there satisfactory and current certificates for:
 - any lifts;
 - the fire escapes and fire alarms;
 - the security systems;
 - any shared water and heating systems; and
 - other shared facilities?
- (j) Is the liability for repairs clearly set out for repairs to the property, to the shared parts and the main structure?
- (k) Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area?
- (l) Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- (m) Are there any unusual restrictions on the sale of the property?

If the property is a leasehold house, it is not likely to share responsibilities with other building owners, and so may not involve management companies, service charges and so on. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated).

P DESCRIPTION OF THE RICS BUILDING SURVEY SERVICE

1 The service

The RICS 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 RICS 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.

2 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 'Limitations to inspection' box in the relevant sections 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.

3 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.

4 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).

5 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.

6 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 might not be reported. The report is not a warranty.

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

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

7 What to do now

Description of the RICS Building Survey Service Typical house diagram

8 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.

9 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.

10 Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS 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.

11 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.

12 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.

13 Standard terms of engagement

The service – the surveyor provides only the standard RICS 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.

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.

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.

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

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 an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else. ^[1]_{SEP}

14 Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

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

Q TYPICAL HOUSE DIAGRAM

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

