

THE RICS
HOMEBUYER
SURVEY & VALUATION

Property address:

Client name and address:

Inspection date:

Surveying organisation:



PLEASE READ THIS PAGE WITH EXTRA CARE

- OBJECTIVE
- CONTENT
- ACTION
- OVERALL OPINION

A: INTRODUCTION

Please note that this Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences. [Standard Terms of Engagement, Clause 6]

The Report has been prepared in line with the *Description of the HOMEBUYER Service* already provided (an additional copy is attached). If any addition to the standard Service was agreed before the Inspection, this is confirmed at the foot of the last page.

Objective

The principal objective of the Report and Valuation is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase
- assess whether or not the Property is a reasonable purchase at the agreed price
- be clear what decisions and actions should be taken before contracts are exchanged.

Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which the Surveyor judges to be urgent or significant.

Urgent matters are defects judged to be an actual or developing threat either to the fabric of the building or to personal safety; it will be advisable to have these put right as soon as possible after purchase (in some cases even before). *Significant matters* are those which, typically, in negotiations over price would be reflected in the amount finally agreed.

Matters assessed as *not urgent* or *not significant* are outside the scope of the HOMEBUYER Service, and are generally not reported. However, other matters (such as legal and safety considerations) are reported where the Surveyor judges this to be helpful and constructive.

ACTION

If - after reading and considering all the information and advice in the Report - you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word ACTION and is also listed in Section F: Summary together with advice on what to do next.

OVERALL OPINION

Below are the Surveyor's conclusions, in brief, on whether or not this Property is a reasonable purchase at the agreed price, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HOMEBUYER Service.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, *you are most strongly advised to read and consider its contents as a whole.*

A larger than average, split level converted maisonette which has been newly converted/refurbished to a high standard overall. A number of general snagging items will need to be attended to by the vendor prior to completion of the sale but in general terms, the property would appear a reasonable proposition for purchase at the price agreed. The location is a little mixed however, siding onto the back of shop/restaurant premises and this may deter some future prospective purchasers, particularly in less buoyant market conditions, when a greater choice of properties may be available.

PLEASE READ THESE NOTES

- B1
 THE PROPERTY
- Type and age
 - Construction
 - Accommodation
 - Garage and grounds
- B2
 THE LOCATION
- B3
 CIRCUMSTANCES OF THE INSPECTION

B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes the state of occupation and the weather at the time of the Inspection.

Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:
 - often followed by a list of supplementary items, such as:

- B1
 THE PROPERTY
- Type and age

B1: THE PROPERTY

Type and age

The property comprises a converted and self-contained flat on the first and second floors of a four-storey left hand semi detached building, converted to form two split-level units in total. The property was originally constructed around 100 years ago and appears to be newly converted and extended, to include basement and loft conversions.

Construction

The property is of traditional construction and has a pitched main roof, modified at the rear, to form a mansard. Pitched roof surfaces are clad with synthetic slates and whilst the flat roof over the mansard could not be seen, it appears to have a bituminous felt covering, judging by the visible edge. External walls are of traditional 230mm thick solid brick, fair faced and rendered to elevations. Within the subject flat, floors appear to be of suspended timber construction throughout.

Accommodation

Ground Floor

Communal entrance hall with stairs to:

First Floor Half Landing with door to:

Subject flat, split level hall, bedroom three (rear), bathroom with w/c, bedroom one (middle), living room (front),

Second Floor

Bedroom three (rear), shower room with w/c, galleried kitchen/breakfast room.

Garage and grounds

There is no off street parking or garaging and on street parking is restricted by yellow lines and resident's bays. No outside space is demised to the subject flat as far as we are aware.

B2: THE LOCATION

The property is situated within a mixed locality, amongst residential and commercial properties. To the front, the property overlooks the Police Station and Magistrates Court and to the rear, the outlook is across a car park, towards the sorting office (**see photo 3**). The property sides onto the back of a terrace of shops and restaurants, adjacent to a service alleyway. We noted cooking smells at the time of inspection.

Kathleen Road runs approximately north to south, the subject property is on the western side, giving the reception room an easterly aspect.

All directions in this report are taken as if facing the property from the street.

B3: CIRCUMSTANCES OF THE INSPECTION

Weather

At the time of inspection the weather was dry and overcast following dry weather during the preceding week or so.

Limitations to inspection

At the time of inspection the property was unfurnished and unoccupied but floors were concealed by the presence of carpets, wood laminate etc.

PLEASE READ THESE NOTES

C1
 MOVEMENT

C2
 TIMBER DEFECTS

C3
 DAMPNESS

- Damp-proof course
- Rising and penetrating damp
- Condensation

C4
 INSULATION

C: THE BUILDING

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken - perhaps by specialists. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber rot might require further investigation.)

C1: MOVEMENT

There is evidence of previous structural movement within the property and at the front; this is indicated by typical, slight distortion from right to left. Internally, corresponding sloping of the living room floor was noted, adjacent. Movement appears to be of long standing and may well be attributable to the original design, which featured deeper foundations on the right hand side of the property (around the cellar) than on the left, which were therefore susceptible to a lesser degree of natural settlement during the years shortly after construction, as the ground consolidated under the weight of the building. Similar right to left distortion is apparent to the window openings within the main rear elevation, including to bedroom one of the subject flat. Movement has also affected the three storey back addition and this is indicated by cracking to its flank elevation, towards the front, above and below the first floor bathroom window (**see photos 4 and 5**). Cracking in this location has only partly been repaired/repointed above the window opening but the repair needs to be completed by raking out of the mortar joint, resin bonding and repointing.

The age of movement is difficult to ascertain with certainty as interior finishes (plaster and paint) have been newly renewed. As far as we are able to ascertain from a single inspection however, the movement appears to be of long standing, with no evidence of recent movement. The property is likely to have relatively shallow foundations (where underpinning has not been undertaken) and the subsoil is of a shrinkable clay type.

It is notable that the property has been the subject of a basement conversion, which is assumed to have necessitated underpinning of the original foundations. This is major structural work, requiring design and careful supervision by a chartered structural engineer and approval from the Local Authority Building Control Department.

ACTION – Your solicitor must confirm that Building Regulations Approval was obtained in respect of this work and that a Completion Certificate is available, a copy of which should be forwarded to you. It must also be confirmed that the block buildings insurance policy provides comprehensive and ongoing protection against subsidence, settlement etc., and that insurers have been advised of the basement conversion and historic movement. Please see section F1.

It is possible that previous movement within the building may have been associated (in part) with a defect in the underground drainage system, resulting in leakage and the erosion of fine particles of soil from around the foundations. See our further comments under section D2 "Drainage".

A degree of undulation was noted to a number of the external walls, including to the three storey back addition. This was found to be within acceptable tolerances however, and no structural works are considered necessary.

C2: TIMBER DEFECTS

Floors throughout the property were concealed at the time of inspection by fitted carpets

and other floor coverings, which prevented a detailed overall examination. The floorboards have not been lifted therefore and we cannot confirm the condition of the floor/subfloor timbers etc. We would caution, however, that wood boring insect infestation is not uncommon in buildings of this age, and any timbers in contact with damp (or previously damp) walls, subfloor sleeper walls etc may be suspect in terms of rot, particularly where ventilation is poor.

Your solicitor should make enquiries of the vendor and confirm whether any previous remedial treatment has been undertaken, and the relevant specialist reports, work schedules and guarantees should be checked to ascertain the exact nature and extent of such works. In a refurbishment on this scale, we would have expected precautionary timber treatment to have been undertaken to all structural timbers together with replacement of any decayed timbers with new, pre-treated timber, where appropriate.

If you wish to be assured as to the condition of concealed timbers however, it will be necessary for floor coverings etc., to be removed to allow further investigation prior to exchange of contracts. This may not be permitted/practicable prior to exchange of contracts however, and if not undertaken, you will proceed with the purchase in the knowledge that defects could manifest themselves at a later date.

C3: DAMPNES

Damp-proof course

The damp proof course is concealed within the external walls although in a building of this age, it is likely to be of slate. By now however, this will have broken down and become ineffective and we would assume that a scheme of damp proofing was undertaken as part of the refurbishment, to include "tanking" of the basement areas.

We have not had sight of any documentation in this respect, including work schedules, specialist's guarantee etc.

Your solicitor should check by reference to the Lease your potential liability for any future damp proofing work which may become necessary within the lower flat, common parts etc.

Rising and penetrating damp

Tests with a moisture meter were undertaken to wall surfaces within the communal ground floor entrance hall, where no adverse readings were recorded, and where the damp proofing system appears to be operating satisfactorily.

Tests within the lower flat were not undertaken however.

Penetrating dampness was noted at high level to the reception room chimney breast, and this may be caused by rainwater penetration through porous brickwork or the open chimney flues. The corresponding brickwork to the left hand flank appears damp/discoloured, adding weight to the theory that the problem could be caused by porous brickwork. This can be a difficult problem to cure. If dampness persists, it would be advisable to cap off and ventilate the flues, assuming they are disused, to prevent rainwater entry. Waterproof replastering of the affected internal area could also prove

necessary, however.

ACTION – We would recommend that this matter is brought to the attention of the vendor for further investigation/remedy prior to exchange of contracts. Please see section F1.

Condensation

No evidence of condensation was apparent at the time of inspection.

C4: INSULATION

Access into roof structures is not available and we cannot therefore confirm the adequacy or type of insulation provided behind the ceilings. In respect of the newly constructed mansard/loft conversion, there should not be any significant inadequacy in this respect however, on the assumption that the conversion has been completed with Building Control Approval. The roof over the three storey back addition appears to be older however, and the vendor should be asked to confirm whether insulation was checked/upgraded above the top floor bedroom two/shower room ceilings. No means of access to the roof space is provided, therefore upgrading of insulation, if necessary would necessitate the formation of a hatch through the ceiling.

Walls of solid brick are below the standard of thermal insulation of modern cavity walls and heat loss can be quite high. It may be found that the accommodation cools quickly after the heating is switched off. Some of the windows are double-glazed but the majority are single glazed.

Floors have not been opened up and we cannot confirm whether they are insulated against sound transmission/fire spread, in accordance with current Building Regulations. As this appears to be a new conversion however, there should not be any inadequacy in this respect.

PLEASE READ THESE NOTES

C5

THE EXTERIOR

- Roof structure and covering
- Chimneys
- Rainwater fittings
- Main walls
- External joinery
- External decoration
- Other

C: THE BUILDING *(continued)*

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

C5: THE EXTERIOR

Roof structure and covering

As indicated, the main roof has been adapted at the rear to form a mansard. The front and steeply sloping rear surfaces have been newly clad with synthetic slating, found to be in sound condition. Synthetic slating to the three-storey back addition roof appears older however, and whilst in satisfactory condition, the slates have lost their original patina.

Lead flashings are provided at roof abutments with the party parapet wall, chimney stacks etc., and these were found to be in sound condition, where visible.

Your solicitor should check with the vendor and confirm that a roofing contractor's guarantee in respect of workmanship and materials will be available.

No means of access is provided to structural elements although we would assume that the design of the loft conversion makes use of steel beams within the second floor and also at ridge level. The back addition roof is assumed to be of traditional timber frame construction comprising pitched rafters etc. Again however, the roof frame could not be seen as no means of access is provided to the roof space. No evidence of significant distortion or deflection was apparent to any of the roof surfaces at the time of inspection, however.

The design of the loft conversion provides a vaulted ceiling to the reception room/kitchen, which slopes in line with the profile of the roof. **(See photo 6)**. The original ceiling joists in the living room would have spanned front to rear and provided a natural tie to the eaves of the roof, to prevent roof spread. The removal of the ceiling joists would have necessitated installation of other measures to prevent the roof moving laterally or "spreading". We have not had sight of the plans and cannot confirm what measures have been put in place in this respect but assuming Building Regulations Approval has been obtained and a Completion Certificate is available, all should be well in this respect. Check of the approved plans may be prudent, however.

The flat roof covering over the mansard could not be seen within the limitations of our inspection although from its visible edge, it appears to be of bituminous felt.

It should be noted that the flat roof coverings tend to be a maintenance problem, and have limited life expectancy from new, often further reduced by poor quality workmanship and materials.

Your solicitor should confirm, by enquiry of the vendor, whether any guarantees are available in respect of previous reroofing work.

Over the front porch there is a small pitched and hipped roof, re-clad with synthetic slates. The slating is very stained however and unsightly **(see photo 7)** and stripping/recovering would significantly improve the appearance although cleaning at least, should be attempted. The synthetic slating is possibly of some age. Cement fillets are provided at abutments, instead of lead flashings and as is typical, these were found to be cracking. Repairs will be required before long.

Chimneys

The chimney stack at the front left corner of the property has been reconstructed in second hand stock brickwork and is in sound condition. If the flues are to be disused however, they should be capped and ventilated.

The original back addition chimney stack is shared with the adjoining property to the right and has been reduced in height at some time in the past, and rendered (**see photo 8**). The rendered finish is relatively patchy and its porous condition is indicated by the growth of vegetation from it. The rendering will need to be repaired/renewed as necessary within the next three years or so but in the meantime, redundant flues should be capped off and ventilated to prevent rainwater entry whilst allowing ventilation. Vegetation should also be removed. Rendered finishes to party parapet walls (party walls built up above roof level) will also require further attention in due course and cracks in the rendered finish have been repaired with mastic.

Rainwater fittings

Rainwater discharges from the various roof surfaces into a system of replacement PVC guttering and downpipes, discharging to gullies.

It was not raining at the time of inspection and the watertightness of the rainwater system could not be confirmed and it should be carefully monitored during heavy rainfall, and any defective sections resealed, realigned or renewed as necessary. Guttering to the front porch is stained, indicative of overflowing in the past. Rainwater fittings and the soil and vent stack will need to be painted where necessary, as part of snagging.

Main walls

Brickwork to the front elevation and to part of the left hand flank has been cleaned up as part of the refurbishment. The pointing is in patchy condition to these elevations and also to the back addition rear and further repointing will be required in due course (**see photo 9**). Rear/back addition elevations have not been cleaned up and the brickwork is typically discoloured by age and pollution. To the main left hand flank, the lower part of the wall is painted but this finish is in poor condition, necessitating preparation and redecoration. Making good of the brickwork is also required where the boiler flue outlet from the subject flat penetrates the main left hand flank wall, at high level.

External joinery

All window frames within the flat have been replaced as part of the refurbishment and the majority are of softwood single glazed sliding sash type. These have not been tested but where opened at random, they were found to be serviceable. Elsewhere, the windows are of fixed/side hung casement type and those to the top floor kitchen are double glazed, as are the rooflights. Hermetic seals have not been tested and your solicitor should confirm whether any manufacturer's guarantees are available. The

window to the bathroom does not close properly and may need to be adjusted. The trickle vent has been poorly blocked up with filler.

External decoration

External decorative finishes were found to be in good condition, except at the base of the left hand flank wall, where brickwork requires redecoration.

Other

Not applicable.

PLEASE READ THESE NOTES

- C6
 THE INTERIOR
- Roof space
 - Ceilings
 - Floors
 - Internal walls and partitions
 - Fireplaces etc.
 - Internal joinery
 - Internal decoration
 - Other

C: THE BUILDING *(continued)*

Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, when furniture and pictures are removed internal decoration may prove to be damaged or faded.)

C6: THE INTERIOR

Roof space

The main roof space has been converted and see our comments under section C5 "Roof Structure and Covering".

No access is available into the back addition roof space and inspection was therefore not possible.

Ceilings

Throughout the property the ceilings appear to have been replaced in plasterboard and were found to be in sound condition. In bedroom one, the original ceiling level has been lowered, to accommodate the loft conversion. The ceiling has vaulted in the reception room/kitchen, in line with the profile of the roof.

Floors

Floors throughout the property were concealed at the time of inspection, by fitted carpets and other floor coverings, which prevented a detailed overall inspection.

It would appear however that the majority of floors are of traditional, suspended timber joist type with boards laid over. The second floor kitchen/breakfast room floor structure is assumed to be in reinforced with steelwork however.

From our limited inspection, the floors were found to be reasonably level although a degree of typical distortion was apparent in some rooms including to the living room and bedroom one, as a result of historic structural movement. This is well within acceptable tolerances, however.

A floor finish has yet to be provided within the communal entrance hall.

Internal walls and partitions

Internal walls appear to be a combination of solid, probably brick construction and timber studwork, clad with plasterboard. Plaster finishes appear to have been renewed throughout and were found to be in sound condition. You should anticipate a degree of shrinkage cracking however, as plaster finishes and joinery items dry out over the first 12 months or so of your occupation.

Fireplaces, etc.

Chimney breasts in bedroom one and to the left side of the kitchen/breakfast room have been removed, together with the corresponding chimney stack. In the living room, the chimney breast remains in place and there is an open grate but no hearth. The flue has not been tested and we cannot confirm its serviceability. If required, you should take further advice from a specialist.

In bedrooms two and three, chimney breasts remain in their original positions but are redundant and these flues should be capped/ventilated as soon as possible using earthenware bonnets.

Internal joinery

All internal joinery items appear to have been replaced, including skirting boards, architraves, doors etc., and were found to be in sound condition. Kitchen fittings are of good quality and incorporate wooden work surfaces, which will require regular treatment to maintain their appearance. None of the appliances have been tested.

Built-in wardrobes are provided in bedrooms two and three, of good quality.

Internal decoration

Internal decorations were found to be in good condition throughout.

Other

Not applicable.

PLEASE READ THESE NOTES

**D1
THE SERVICES**

- Electricity
- Gas
- Water
- Heating
- Other

**D2
DRAINAGE**

- D3
THE SITE**
- Garage and outbuildings
 - Grounds and boundaries

D: THE SERVICES & SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the Inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1: THE SERVICES

Electricity

Mains electricity is connected to the property and the meter is positioned within a cupboard in the communal entrance hall. The consumer unit is positioned at high level in the first floor landing area. Circuits are protected by miniature circuit breakers, which are a safer and more convenient alternative to old-fashioned re-wirable fuses.

We assume that the property has been newly rewired and the vendor should be asked to pass on a certificate, confirming compliance with the latest Regulations/British Standards.

Gas

Mains gas is assumed to be connected to the property serving the central heating/hot water system, hob etc.

We did not smell gas during our inspection but gastightness of pipework and other fittings may only be confirmed by a specialist's test.

Water

Mains water is connected to the property, and the supply to the subject flat enters the property in the communal entrance hall meter cupboard, in blue plastic pipework. This is currently loose and should be secured to the wall with clips. The stopcock is positioned behind a low level panel in the first floor landing area and this was found to be serviceable.

There appears to be no provision for cold-water storage within the flat and sanitary fittings are fed directly from the mains supply.

Sanitary fittings appear modern but no tests have been undertaken. Mastic sealants should be provided around the bath and wash hand basin in the first floor bathroom and in the second floor shower room, the shower screens have yet to be fitted.

Heating

Hot water for domestic and central heating purposes is provided by a Potterton Proforma 28i gas fired combination boiler, with a fan assisted flue, located in the

kitchen.

The boiler did not fire up when hot water was demanded from the kitchen tap and you will need to ensure that the boiler and central heating system are commissioned and working in time for completion of the sale. Any guarantee relating to the installation/boiler should also be passed on to you.

Other

An entry phone system is installed. This has not been tested.

D2: DRAINAGE

The property is assumed to be connected to the mains drainage system but its condition and watertightness may only be confirmed by reference to a specialist's test. Your solicitor should make enquiries of the vendor and confirm whether the drains have been tested and/or repaired as part of the refurbishment and all relevant details should be passed on to you. If no documentation is available however, precautionary testing of the drains would be wise by an independent specialist contractor, prior to exchange of contracts.

D3: THE SITE

Garage and outbuildings

None applicable to the subject flat.

Grounds and boundaries

Your solicitor should confirm liability in respect of the maintenance of boundary walls and fences.

A trench adjacent to the main left hand flank wall requires infilling within the service alleyway.

PLEASE READ THESE NOTES

E1
 TENURE

E2
 REGULATIONS etc.

E3
 GUARANTEES etc.

E4
 OTHER MATTERS

E: LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section, *You are asked to pay particular attention to the ACTION paragraph at E4 below.*

E1: TENURE

We assume that you are purchasing a Leasehold interest in the property and that a new Lease of either 99 or 125 years is to be granted. Your solicitor should confirm this however and check the ground rent, service charge and property management arrangements. Please see the attached appendix relating to Leasehold properties.

E2: REGULATIONS, ETC.

ACTION - Your solicitor should confirm that the required statutory/local authority approvals were obtained and complied with in respect of:

- The conversion to flats.
- The basement conversion.
- The loft conversion and gallery.

Copies of all relevant documents should be obtained from the vendor, including Completion Certificates. Please see section F1.

E3: GUARANTEES, ETC.

Your solicitor should check the existence/validity of any guarantees and certificates relating to the property, with particular reference to timber treatment, damp proofing, gas, central heating and electrical installations, re-roofing etc.

E4: OTHER MATTERS

Your solicitor should confirm rights of way of communal areas in respect of access to the subject flat. It should also be confirmed that the affairs of the building are to be administered by Managing Agents.

ACTION – You should immediately pass a copy of this Report to your legal advisers with the request that, in addition to the necessary standard Searches and Enquiries, they check and confirm each and everyone of the items referred to in Section E1-4 above, as well as all the assumptions made in arriving at the Open Market Value (these are noted in Section G1 and the Appendix). Please let us know if any of this information is found to be inaccurate, as this might have an adverse effect on the valuation given in Section G.

PLEASE READ THESE NOTES

**F1
ACTION**

- Copy of Report to Legal Advisers
- Urgent repair
- Further investigation

**F2
MAINTENANCE
CONSIDERATIONS**

**F3
OTHER
CONSIDERATIONS**

F: SUMMARY

Assuming that you decide to proceed with the purchase of this Property, there may be some things on which you should take action *before you exchange contracts* - such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the Property, perhaps by an appropriate specialist who will submit a separate report.)

F1: ACTION

Copy of Report to Legal Advisers

If after reading and considering this report you decide to proceed with the purchase, you should send a copy, as soon as possible, to your legal advisers. Please draw to their attention the whole of section E, and particularly the paragraph headed "Action", under section E4.

Urgent repair

Please see below .

Further investigation

We recommend that you treat the following matters, all discussed earlier in the report, as urgent, which should be undertaken and concluded prior to a legal commitment to purchase.

- C1 Movement: - Solicitor to check Building Regulations Approval in respect of basement conversion/underpinning and to check block buildings insurance arrangements.
- C3 Rising and Penetrating Dampness: - Penetrating dampness to be investigated to a chimney breast in the reception room and rectified.
- E4 Legal Matters: – Solicitors enquiries

You are advised most strongly to obtain competitive quotations from reputable contractors/specialists on the above matters and the further points noted under section F2 below, prior to exchange of contracts. As soon as you receive the quotations and reports for the work specified, and also the responses from your legal advisers, we will be pleased to advise whether or not these would cause us to change the advice or valuation which we give in the Report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

F2: MAINTENANCE CONSIDERATIONS

Ongoing general maintenance will be required to the property, as is to be expected in a building of this age. This will include:

- C5 Chimney Stacks: - Capping off/ventilation of redundant flues and rendering repairs to the back addition chimney stack before long.
- C5 Main Walls: - Further repointing of external walls in due course and repair of structural cracking to the back addition flank.
- D2 Drainage: - Precautionary testing of the system prior to purchase, if documentation relating to prior testing/repair is not available.
- C5 Roof Structure and Covering: - Cleaning/replacement (if necessary) of the unsightly/stained slates to the porch roof.
- C5 Rainwater: - Monitoring/redecoration of the fittings.
- D1 Heating: - Commissioning of the combination boiler prior to your occupation.

F3: OTHER CONSIDERATIONS

We are not aware of any other significant considerations which could affect the value of the property although you should of course rely on your solicitor's usual enquiries and searches in this respect.

PLEASE READ THESE NOTES

G: VALUATION

In arriving at the opinion of the Property's Open Market Value as defined in Section D2 of the *Description of the HOMEBUYER Service* (attached), a set of standard assumptions* is adopted, subject to any change stated below. Legal Advisers, and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters. *The opinion of the Open Market Value given below could be affected by the outcome of the inquiries by your Legal Advisers [Section E] and/or any further investigation and quotations for urgent repairs [Section F]. The valuation assumes that your Legal Advisers will obtain satisfactory replies to their inquiries relating to the assumptions made in this Report.*

G1
 OPEN MARKET
 VALUATION

G1: OPEN MARKET VALUE

G2
 INSURANCE
 COVER
 [REINSTATEMENT
 COST]

G2: INSURANCE COVER [REINSTATEMENT COST]

- This Report is provided in accordance with the terms of the *Description of the HOMEBUYER Service* previously supplied, subject to any agreed addition noted below. (An additional copy is attached herewith.)
- The Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.
- I hereby certify that the Property has been inspected by me and that I have prepared this Report, including the opinion of Open Market Value.

SIGNATURE

SURVEYOR'S NAME AND PROFESSIONAL QUALIFICATIONS

David Carver BSc FRICS
 SAVA Reference No:002637

NAME AND ADDRESS OF SURVEYOR'S ORGANISATION

JAC Associates Ltd
 Chartered Surveyors
 79 Sheen Road
 Richmond
 Surrey TW9 1YJ

Tel: 020 8948 2222
 Fax: 020 8332 0088

DATE OF REPORT

AGREED ADDITION (IF ANY) TO THE DESCRIPTION OF THE SERVICE

Photographs provided
 Appendices Added

* Full details of these assumptions are available from the Surveyor. The most important are, in brief:

- **concerning the materials, construction, services, fixtures and fittings, etc., that:**
- No significant defects or cause to alter the valuation would be revealed by an inspection of those parts which have not been inspected;
- No hazardous or damaging materials or building techniques have been used in the Property; there is no contamination in or from the ground; and the ground is not land-filled;
- The Property is connected to, and there is the right to use, the reported main services;
- The valuation takes no account of furnishings, removable fittings and sales incentives of any description.

concerning legal matters, that:

- The Property is sold "with vacant possession" (i.e. only you will be entitled to occupy it when it is sold);
- No laws are broken by the condition of the Property or by its present or intended use;
- The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and
- The Property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the Property have been "adopted" (i.e. are under local authority, not private, control).

A The Service

- A1 The HOMEBUYER Service comprises:
- an Inspection of the Property (Section B below)
 - a concise Report based on the Inspection (Section C)
 - the Valuation, which is part of the Report (Section D)
- A2 The Surveyor's main objective in the HOMEBUYER Service is to give Clients considering buying a particular Property the professional advice which will assist them:
- to make a reasoned and informed judgement on whether or not to proceed with the purchase
 - to assess whether or not the Property is a reasonable purchase at the agreed price
 - to be clear what decisions and actions should be taken before contracts are exchanged.
- A3 The HOMEBUYER Service therefore covers the general condition of the Property and particular features which affect its present value and may affect its future resale. The Report focuses on what the Surveyor judges to be urgent or significant matters. *Significant matters are those which, typically, in negotiations over price would be reflected in the amount finally agreed.*

B The Inspection

- B1 The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.* Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). So furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.
- B2 The services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice is given on what action should be taken.
- B3 Where necessary, parts of the Inspection are made from adjoining public property. Such equipment as a damp-meter, binoculars and torch may be used. A ladder is used for hatches and also for flat roofs not more than three metres above ground level. Leisure facilities and non-permanent outbuildings (such as pools and timber sheds) are noted but not examined. In the case of flats, exterior surfaces of the building containing the Property, as well as its access areas, are examined in order to assess their general condition; roof spaces are inspected if there is a hatch within the flat.

C The Report

- C1 The Report provides the Surveyor's opinion of those matters which are urgent or significant and need action or evaluation by the Client before contracts are exchanged. It includes some or all of the following:
- *urgent repairs* (e.g. gas leak; defective chimney stacks) - for which the Client should obtain quotations where appropriate
 - *significant matters requiring further investigation* where essential (e.g. suspected subsidence) - for which the Client should obtain (and may have to pay for) reports and quotations from suitable contractors
 - *significant but not urgent repairs and renewals* (e.g. new covering for flat roof before long)
 - *other significant considerations* (e.g. some potential source of inconvenience) which the Surveyor wishes to draw to the attention of the Client
 - *legal matters* (e.g. a possible right of way) which the Client should instruct the Legal Advisers to include in their inquiries.
- C2 Matters assessed as not urgent or not significant are outside the scope of the HOMEBUYER Service and are generally not reported; however, other matters (such as safety) are reported where the Surveyor judges this to be helpful and constructive. If a part or area normally examined is found to be not accessible during the Inspection, this is reported; if a problem is suspected, advice is given on what action should be taken.
- C3 The Report is in a standard format arranged in the following sequence: *Introduction & Overall Opinion; The Property & Location; The Building; The Services & Site; Legal & Other Matters; Summary; Valuation.* In the case of leaseholds, the Report is accompanied by a standard appendix called *Leasehold Properties.*

D The Valuation and Reinstatement Cost

- D1 The last section of the Report contains the Surveyor's opinion both of the Open Market Value of the Property and of the Reinstatement Cost, as defined below.
- D2 "Open Market Value" is *the best price at which the sale of an interest in property would have been completed unconditionally for cash consideration on the date of valuation.* In arriving at the opinion of the Open Market Value, the Surveyor also makes various standard assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of uninspected parts; the right to use mains services; and the exclusion of curtains, carpets, etc., from the valuation. (If required, details are available from the Surveyor.) Any additional assumption, or any found not to apply, is reported.
- D3 "Reinstatement Cost" is *an estimate for insurance purposes of the current cost of rebuilding the Property in its present form, unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on fees).*



Photo 1 – Front view



Photo 2 – Rear view



Photo 3 – Outlook from rear



Photo 4 – Cracking over bathroom window

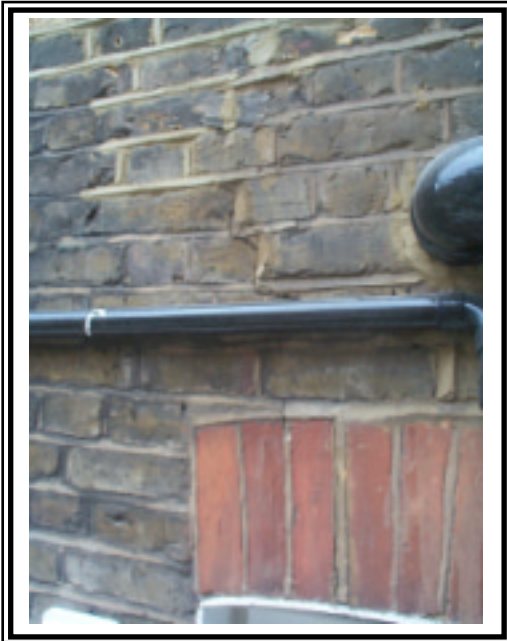


Photo 5 – Cracking/repair over bathroom window



Photo 6 – Gallery kitchen



Photo 7 – Staining to porch roof



Photo 8 – Back addition roof/chimney stack



Photo 9 – Weathered pointing