

LEVEL 2

Your survey report

Property address

Client's name

Inspection Date

11th January 2023

Surveyor's RICS number

0101228

2

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A

About the inspection and report

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

A

About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

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

About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions**, that were sent to you at the point you confirmed your instruction to us Aspire Surveyors , for a full list of exclusions.

A

About the inspection

Surveyor's name

Brendan Neely BA (Hons) MRICS

Surveyor's RICS number

0101228

Company name

Aspire Surveyors

Date of the inspection

11th January 2023

Report reference number

HSS-0000

Related party disclosure

We can confirm that, in accordance with the RICS Valuation Standards and RICS Rules of Conduct, we are not aware of any conflicts of interest in accepting your instruction which may influence the recommendations contained in this report.

Full address and postcode of the property**Weather conditions when the inspection took place**

At the time of our inspection the weather was clear and dry.

Status of the property when the inspection took place

B

Overall opinion

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

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

Important note

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

B

Condition ratings

Overall opinion of the property

The deficiencies noted when the report are not uncommon in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

B

Condition ratings

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



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
F1	Electrical installation certification.	
F2	Gas safety certification.	
H1	FENSA certification.	



Elements that require urgent attention

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

Element no.	Element name
D2	Roof coverings
E1	Roof structure
E3	Walls and partitions
E4	Floors
E7	Woodwork (for example, staircase and joinery)
F1	Electricity
F2	Gas/oil
F4	Heating
F6	Drainage

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name
D3	Rainwater pipes and gutters
D5	Windows

1

Elements with no current issues

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

Element no.	Element name
D4	Main walls
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
E2	Ceilings
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
E9	Other
F3	Water
F5	Water heating
G3	Other

NI

Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
F7	Common services
G1	Garage
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property is a traditional mid terrace house.

Approximate year the property was built

The property was built circa 1870.

Approximate year the property was extended

Not applicable.

Approximate year the property was converted

Your legal adviser should confirm the date that the property was converted from its previous use as a store for the adjacent Sunday school.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques. The main roof is constructed from timber with a traditional stone slate covering. The external walls are constructed of solid stone and the internal floors are constructed of solid concrete to the ground floor and suspended timber upper floors.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	1	0	0	0	1	1	0	0
First	0	2	1	0	0	0	0	0

C

Energy efficiency

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

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

Energy efficiency rating

D 60

Issues relating to the energy efficiency rating

The level of roof insulation included within the EPC is incorrect and may affect the energy efficiency rating and recommendations.

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

None.

Other energy matters

Not applicable.

C

Location and facilities

Grounds

The property benefits from a private front garden and shared rear yard.

Location

The property is situated in an established residential area of similar type and age properties.

Facilities

The property enjoys reasonable access to the usual range of local amenities and facilities.

Local environment

The property is in an area that has historically been affected by mining activity that could affect the property and its grounds (see section I2 Risks).

The property is situated in an area with clay sub soils.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

It was not raining at the time of our inspection and we cannot confirm that rainwater goods are totally serviceable or that flashings, roof coverings, etc are fully watertight during periods of heavy or prolonged rainfall.



D1 Chimney stacks

Not applicable.

NI

D2 Roof Coverings

The original stone slate roof coverings to the main roof slopes are now nearing the end of their life expectancy with signs of significant age and weathering with missing, chipped, slipped and crumbling slate noted which will need repair. There is evidence of damp staining to the timbers in the loft area indicating that the roof is not watertight (see section E1). The roof void also lacks adequate ventilation which will need to be addressed (see section E1).

3

Whilst routine maintenance and patch repairs could be carried out to ensure the roof remains watertight, the costs of regular repairs to an old roof will mount, and it will probably make economic sense to consider refurbishing the roof coverings (I would anticipate that many of the existing stone slates could be reused). You should obtain quotations from roofing contractors prior to purchase so the repair costs can be assessed and budgeted for.

The roof benefits from a timber secondary waterproof layer (sarking board) which is on the whole in satisfactory condition however the damp affected sections will require replacement as part of the roof refurbishment.

The sloping valley gutters on the front and rear main roof slopes are lined with lead. These are blocked with leaves and debris should now be cleaned out and checked as these types of lined gutters are vulnerable to leaks.

Condition rating 3. These works and investigations should be carried out prior to purchase.

The rear addition / utility room roof is constructed of timber with a stone slate roof covering and has been maintained to a reasonable standard but the roof ridge tiles need repointing where the mortar has eroded.

The secondary waterproof layer (roofing felt) is in fair condition.

Condition rating 2. These works should be carried out soon after purchase.



Photo - 1 Soil vent pipe and bathroom extractor which pass through the rear roof slope.



Photo - 2 Damp secondary water proof layer (sarking board).



Photo - 3 Rear addition / utility room secondary waterproof layer (roofing felt).



Photo - 4 Slipped slates / loose pointing



Photo - 5 Cracked slates on rear slope



Photo - 6 Blocked valley gutter front



Photo - 7 Slates ok - localised pointing plus blocked rear valley gutter



Photo - 8 Cracked slates at rear

D3 Rainwater pipes and gutters

The original cast iron down-pipe and hopper head at the side of the rear kitchen door are rusted and will be prone to leaks and should be replaced. The timber gutter at the side of the hopper head is also dated and shows signs of deterioration and will need repair or replacement.

2

Damp staining to the stonework at the rear of the house indicates a possible leak or blockage on the rear gutter at first floor level and this should be checked at close quarters.

A small amount of ponding water was noted at path level beneath the horizontal section of down pipe at the side of the front door which suggests the joints / seals are defective and will need repair.

Condition rating 2. These works should be carried out soon.

Otherwise the rainwater gutters and pipes are considered to be in reasonable condition with no evidence of significant disrepair. The water tightness of gutters relies upon rubber seals which do become distorted and perish over a period of time necessitating some replacement. We, therefore, recommend that the joints be regularly inspected and re-sealed.

As it was dry at the time of the inspection, we cannot comment upon the serviceability of the system or whether the junctions or joints are fully watertight. You should check gutters and downpipes during wet weather shortly after occupation. If any leakage is observed, repairs and improvements should be undertaken as soon as possible to prevent rainwater from entering the building.

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and downpipes (and the drains to which they connect) clean and in good condition is important. One of the main problems that occur with gutters, in particular, is blockage of the gutters etc, by leaves, dirt, and other debris. This can lead to the gutters becoming blocked and water run over onto underlying timber (resulting in rot) and also onto walls (resulting in damage and/or structural movements such as subsidence or settlement). Downpipes should be checked regularly and the gutters should be inspected at least once a year and leaves, silt and other debris cleared through to prevent blockages.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 9 Repair/replace timber gutter at rear



Photo - 10 Rusted rear downpipe



Photo - 11 Leaking downpipe at front door

D4 Main walls

The property is constructed 580mm thick solid stone walls and is structurally sound with no evidence of any significant ongoing movement or other structural defects.

1

The stonework and pointing to the main walls are in satisfactory condition and appear to have been maintained to a fair standard. There are currently no urgent repairs required and the property should be maintained in the normal way which should include any localised repointing.

Ideally properties of this age and construction should be pointed with a lime based mortar to enable the walls to breathe and cement based mortar pointing was noted which can cause internal damp issues (see section E3). You should ask a suitable contractor for further advice before completing any repairs.

The solid stone walls will lose heat quickly and this will increase the risk of condensation and dampness forming on internal surfaces. You should consider upgrading the thermal qualities of the walls by dry-lining internally. Solid walls of this type and age have poor insulation and therefore are more prone to internal condensation and mould problems. Ventilation and heating may well need to be increased and controlled more frequently to reduce this risk.

Solid walls rely on the thickness of the material to prevent rainwater penetration, in theory rain

hitting the face of the wall will be soaked up by the masonry. As long as the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through the wall. However, if the walls are particularly exposed or poorly maintained, penetrating dampness may occur.

It is unusual for a wall of solid construction to be fully averse to rainwater penetration. In most circumstances, heavy rain, in particular, will eventually, penetrate through a solid wall and to the internal wall surface of that wall. The situation can be exacerbated by poor pointing and or spalled brickwork.

There is no evidence of a DPC (damp proof course) - if one has been installed and it is concealed by mortar pointing it is likely to be of slate.

Ideally the gravel soak-away under the front window should be extended under the front door across the full width of the property.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 12 Cement based mortar pointing.



Photo - 13 Walls structurally sound and in fair condition for age

D5 Windows

The Velux rooflights in the rear elevation have been neglected and will require treatment with a proprietary wood care product to prevent further deterioration of the frames. The rooflights both functioned when tested.

2

Condition rating 2. These works should be carried out soon.

The replacement uPVC double glazed windows are in satisfactory condition with no evidence of significant defects noted. Any small gaps in the sealant around the frames should be filled to prevent water penetration.

The design of the replacement windows does not provide a means of escape in the event of a fire. This is a potential hazard and you should ask a suitable contractor for advice on this (see section I3).

The replacement windows should have been installed by an organisation that is a member of a government-approved competent person scheme (ie FENSA or similar). For more information go to: (<https://www.gov.uk/building-regulations-competent-person-schemes>).

There is no certification for the installation of the windows. You should ask your legal advisor to check whether the windows have either building regulation approval or were installed by a competent registered contractor (see section H1).

Whilst there are no apparent problems if there is no supporting certification, the installation should be regarded as suspect. Your legal advisor should also investigate with the current owner whether any valid guarantees exist for these works (see section H2).

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.



Photo - 14 Bathroom Velux rooflight.



Photo - 15 Rear bedroom Velux rooflight - neglected.

D6 Outside doors (including patio doors)

The replacement uPVC front and rear doors are in satisfactory condition with no significant defects noted and should be maintained in a normal way. I would advise that for security reasons the door locks are changed after purchase.

1

The replacement doors should have been installed by an organisation that is a member of a government-approved competent person scheme (ie FENSA or similar). For more information go to: (<https://www.gov.uk/building-regulations-competent-person-schemes>).

There is no certification for the replacement doors. Your legal advisor should check if the replacement doors have either building regulation approval or were installed by a member of an approved competent person scheme and if a transferable warranty is available (see section H1 & H2).

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

D7 Conservatory and porches

Not applicable.

NI

D8 Other joinery and finishes

The external decorative finishes has been maintained to a satisfactory standard. Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the outside surfaces should be redecorated on a regular basis.

1

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

D9 Other

Not applicable.

NI

E

Inside the property

Inside the property

Limitations on the inspection

The inspection of the roof structure was restricted to the boarded platform area. The absence of adequate crawl boards throughout the loft prevented full access.

It was not possible to test a significant proportion of the internal walls for damp due to the position of large items of furniture and fitted kitchen units. Dampness may also be present in these areas.



E1 Roof structure

Some damp staining was noted to the timbers and sarking board which provides a secondary waterproof layer and it appears the roof is not fully watertight. The timbers should be checked at close quarters to see if treatment is required and if the timbers are affected by rot or other timber defects. The cause of the water penetration needs to be identified and appropriate remedial works carried out (see section D2). The damp affected sections of sarking board should be replaced during the refurbishment / repair of the roof coverings (see section D2).

3

Many of the timber rafters have been replaced and the main front purlin has been repaired with an additional timber bolted to the original purlin. Whilst these works look to have been completed to a satisfactory standard your legal adviser should ensure that building regulation approval (including the issuing of a final completion certificate) was granted for these works (see section H1).

Condition rating 3. These investigations should be carried out immediately.

The roof space must be ventilated to the outside air to prevent dampness. The ventilation in both the main loft and rear addition / utility roof void is poor and needs to be addressed soon after purchase. Vents can be introduced to the ridgeline on top of the roof or alternatively on the slopes of the roof.

Condition rating 2. These works should be completed soon after purchase.

The main roof structure is constructed from traditional timber rafter and purlins and with the exception of that noted above there are no signs of any significant structural distortion or defects.

The level of insulation within the main and rear addition / utility room loft areas should be improved (a minimum of 270 mm of insulating material is advised).

The party walls in the main loft area are fully built and satisfactory.

The main loft is accessed via the hatch in the rear bedroom cupboard.

The wasps nest in the main loft should be removed as part of your normal maintenance schedule.

The rear addition / utility room roof is constructed of timber and is in satisfactory condition.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 16 Roof structure - replacement timbers.



Photo - 17 Roof structure - replacement purlin arrowed.



Photo - 18 Damp penetration.



Photo - 19 Damp penetration.



Photo - 20 Replacement rafters (arrowed) and originals cut short (circled).

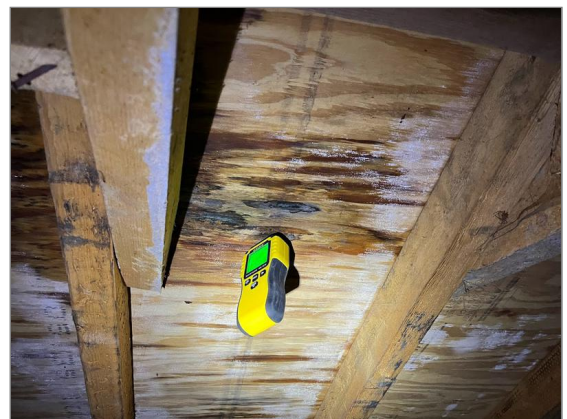


Photo - 21 Damp penetration.



Photo - 22 Wasps nest.



Photo - 23 Loft insulation (main loft) - approx 80mm



Photo - 24 Rear addition / utility roof structure and secondary waterproof layer (roofing felt).



Photo - 25 Rear addition / utility room loft insulation - approx 90mm.

E2 Ceilings

The ceilings are made of modern plasterboard and although there are some typical blemishes and hairline cracks, they are considered to be in acceptable condition for their age and type with only routine decorative improvement required.

1

A textured decorative coating covers the kitchen ceiling. This type of coating may contain small amounts of asbestos fibres and if disturbed, they could be a safety hazard (see section I3). If the ceiling requires extensive repair or replacement, you will have to use a contractor experienced in this type of work or an asbestos specialist.

Artex / textured coatings contain small amounts of asbestos, however, the fibres are well bonded and not easily released. As Artex is often found on ceilings it is not easily damaged in building occupation – providing the Artex is not heavily degraded you are not at risk. Asbestos is only a risk to health when the fibres become airborne and you breathe them into your lungs, asbestos-containing products can remain in properties undamaged without any risk to the health of the occupants.

Condition rating 1. No urgent repair is currently needed. The property should be maintained in a normal way.



Photo - 26 Textured ceiling coating.

E3 Walls and partitions

Tests were taken with an electronic moisture meter throughout the property and elevated readings were obtained on the inside face of the main reception room front elevation and party walls, the kitchen rear elevation wall (where possible to test) and kitchen right hand party wall (viewed facing the property) and the inside face of the rear addition / utility room walls which indicates potential damp problems. Internal damp is usually caused by defective damp proof courses (rising damp) or when damp penetrates the main walls and this is often caused by high ground levels that bridge the DPC (see section D4), cement based or poor condition external pointing (see section D4), failed or missing solid concrete floor damp proof membrane (see section E4) or leaks from gutters and pipes (see section D3).

3

You should now ask an appropriately qualified person to inspect the problem and provide you with a report and quotation for any necessary works (see sections D3, D4, E4 & I1). The inspection should be throughout the property and to do this properly, parts of the property may have to be disturbed and furniture moved and you should discuss this with the current owner. Once you have repaired the dampness, you may have to carry out other additional work that could typically include replacing damp plaster, repairing rotten timber, etc.

Properties of this age and construction type are more prone to elevated moisture levels than those of more modern construction.

Condition rating 3. These works and investigations should be carried out immediately.

The plaster-work, tiling and decorative finishes are in a satisfactory state of repair and should be maintained in the normal way.

The faces of the first floor internal partition walls are covered with a boarding that produces a hollow sound when tapped. This is usually called 'dry lining' and care must be taken when fixing shelves or other appliances to the wall surfaces.

There are minor settlement cracks to the plaster-work internally (including the bedroom wall) which are not of concern and are to be expected of a property of this age and type.

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.

E4 Floors

The ground floor floors are constructed of solid concrete. Many older solid floors (usually before the 1940s) do not have a barrier against dampness from the ground (called a damp-proof membrane or DPM). These can be more vulnerable to dampness than floors that have a DPM. Floors of this type rely on moisture gradually passing through the floor and evaporating harmlessly in a well-ventilated property.

3

In these cases, you should not use any impervious coverings (for example vinyl sheeting, ceramic floor tiles, foam-backed carpets, etc.) because these will prevent this moisture movement, therefore, creating a dampness problem in other parts (see section E3).

Some high damp meter readings were obtained in the adjacent walls and whilst relaying the floor is probably not required, the floor will be a contributory factor to the internal damp and should be included in the damp inspection (see section I1). The need for possible future replacement of the floor incorporating a damp proof membrane (DPM) which is a disruptive and expensive process should not be discounted.

Condition rating 3. These investigations should be carried out immediately.

The solid concrete ground and suspended timber upper internal floors are reasonably level and from a limited visual inspection (the floors are predominantly covered by fixed coverings) they are considered to be in acceptable condition.

The fixed floor coverings are in satisfactory condition.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

E5 Fireplaces, chimney breasts and flues

The property includes a decorative stone fire surround in the main reception room which, whilst somewhat dated, is in satisfactory condition. The property does not include a chimney breast or flue.

1

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 27 Decorative stone fire surround.

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

The kitchen is relatively modern and has a good supply of fair quality fitted cupboards and work surfaces. They have been maintained to a satisfactory standard and are considered adequate for their purpose.

1

You should consider the installation of an extractor fan in the kitchen to prevent a buildup of moisture and condensation.

Condition rating 1. No repair is currently needed. The property must be maintained in a normal way.

E7 Woodwork (for example, staircase joinery)

The internal woodwork may require upgrading and remedial works. Timbers such as the skirting and kitchen units etc which have been in contact with damp walls may be affected by wet rot and should be closely inspected by a specialist contractor (see section I1 Risks).

3

Condition rating 3. These investigations should be carried out immediately.

The internal woodwork (doors, skirting, architraves, staircase and handrails, etc) have been maintained to a satisfactory decorative standard with no visible evidence of any significant timber decay or other defects.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

E8 Bathroom fittings

The main bathroom facilities (wc, basin and bath with shower) are modern and the fittings have been maintained to a satisfactory standard with no significant defects noted.

1

The sealants around the edges of baths & showers can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. There are no signs of any problems at the moment but they should be regularly checked.

The extractor fan in the bathroom vents through a pipe which passes through the loft and rear roof slope. The fan functioned correctly when tested.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 28 Bathroom extractor.

E9 Other

The utility room (which also houses the boiler) has plumbing for a washing machine. It is in satisfactory condition and adequate for its purpose. You should consider the installation of an extractor fan in the utility room to prevent the build up of moisture and condensation.

1

Condition rating 1. No repair is currently needed. The property must be maintained in the normal way.

F

Services

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

F

Services

Limitations on the inspection

Although a condition rating has been allocated, my inspection of the electrical and heating installation was restricted because the majority of the wiring and pipework are covered and not directly accessible.

Whilst general advice as to the age of the installations can be provided, it is important that you seek further advice from specialist qualified contractors to confirm both safety and operational efficiency.

It was not possible to determine the type or construction of the incoming water main which was not located.



F1 Electricity

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

The electrical installation is dated and will need upgrading in order to comply with current safety regulations. Whilst the consumer unit is fitted with MCB's (miniature circuit breakers) It lacks the important safety feature of RCD protection (residual current device) which is now considered essential in new electrical installations.

3

The requirement for RCD protection as part of an electrical installation was included in the British Standards for Electrical Installations (BS 7671 : 2008).

The consumer unit is located in the rear addition / utility room.

Unless a valid current electrical installation certificate can be produced, I would advise it is checked by a qualified electrician and any necessary upgrades completed.

The electricity meter is located in the external meter box.

Condition rating 3. These investigations should be completed immediately.



Photo - 29 Dated consumer unit - no RCD protection.



Photo - 30 External meter boxes.



Photo - 31 Electricity meter and incoming supply.

F2 Gas/oil

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

A mains gas supply is connected to the premises. Where visible pipework and fittings appear to be modern and in fair condition with earth bonding / wiring evident. The gas meter is located in the external meter box.

3

As a precautionary safety measure, the gas supply and installation should be tested by a qualified gas engineer.

Condition rating 3. These investigations should be completed immediately.



Photo - 32 Gas meter.



Photo - 33 External meter boxes.

F3 Water

Mains water is connected. Fittings and pipework where visible appears to be in fair condition with no significant defects noted. The internal stop tap was not located.

1

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

F4 Heating

The heating is provided by the 'Worcester' gas combination boiler located in the rear addition / utility room which also provides instantaneous hot water without the need for a storage tank.

3

The central heating was on at the time of inspection and function correctly however no guarantees can be provided as to its future life span or reliability. Gas boilers are prone to sudden failure and require regular servicing.

Unless there is a certification that demonstrates an up to date service history or recent safety inspection, the gas boiler should be tested by a qualified heating engineer to confirm safety and operational efficiency. The heating is controlled by the boiler programmer and room thermostat.

The boiler is not a condensing style boiler which would indicate that it was installed prior to 2005 and therefore probably nearing the end of its life expectancy. You should budget for its replacement over the short to medium term.

Condition rating 3. These investigations should be completed immediately.



Photo - 34 Central heating boiler.



Photo - 35 Boiler control panel and model detail.



Photo - 36 Room thermostat.

F5 Water heating

The hot water is provided by the main heating boiler that also provides instantaneous hot water without the need for a storage tank. 1

Whilst there were no signs of any obvious defects please refer to previous comments in section F4 regarding the importance of having the gas boiler checked (unless there is an up to date service history). The hot water functioned when tested.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.

F6 Drainage

A cover to the underground drainage system was lifted and the drainage system where visible was found to be in satisfactory, clear and free from significant blockages. The surrounding stone work is cracked in places and becomes dislodged when the grid is lifted and should be repointed. 3

Whilst there are no apparent problems drains of this age are prone to settlement and should be periodically inspected. You should instruct a drainage contractor to complete a precautionary

inspection of the drains and provide you with a report as to their condition (see section I1).

Condition rating 3. These investigations should be carried out immediately.

The soil vent pipe is internally located and passes through the loft and rear roof slope. Where visible it is in satisfactory condition. There were no obvious signs of leakage or other defects found adjacent to where the pipe is positioned inside the property.

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 37 Soil vent pipe visible in loft.

F7 Common services

Not applicable.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

None.



G1 Garage

Not applicable.

NI

G2 Permanent outbuildings and other structures

Not applicable.

NI

G3 Other

The external grounds have been maintained to a fair standard but some routine maintenance will be required to items such as the front boundary walls and railings, the paths and paved surfaces etc.

1

Patios and paved areas can provide external areas that can enhance the quality of a property's garden. However, they must be kept in satisfactory condition otherwise this could present a safety hazard to users.

There is a shared passageway at the rear of the property. Your legal advisor should make enquiries with regard to rights of way and responsibilities for maintenance etc (see section H3).

Your legal advisor should make enquiries with regard to the responsibility for maintenance of the retaining walls at the front and rear (see section H3).

Condition rating 1. No urgent repair is currently needed. The property must be maintained in a normal way.



Photo - 38 Railings rusted at front



Photo - 39 Localised pointing to front retaining wall

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

Your legal adviser should obtain a copy of the FENSA certification and advise accordingly.

You should ask your legal adviser to confirm that the works to the roof structure have received building regulation approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications.

Building Regulations provide a minimum standard for construction works and therefore any works completed without approval (and a final completion certificate) may be substandard which can lead to the premature failure of materials and in the worst cases render the property uninhabitable. The remedial works required to gain retrospective approval can be disruptive and expensive. Many purchasers require a mortgage to purchase a property and lending institutions take a level of comfort from the fact that building regulation approval has been granted therefore minimising their exposure to risk. Without the necessary approvals many lenders consider the risk unacceptable and therefore the property will not provide adequate security which will affect future saleability.

H2 Guarantees

You should ask your legal adviser to confirm whether the central heating system, integrated appliances and replacement doors and windows are covered by a guarantee or warranty and advise on the implications.

H3 Other matters

You are advised to ask your conveyancer to confirm if the property is Freehold or Long Leasehold. Any significant variations should be referred back for further opinion.

The condition and position of the boundaries of the land around a property are important because doubt over the position of the boundaries can cause neighbour disputes that can be expensive to resolve. Whilst I did not see any problems with the established boundaries your legal advisor should confirm their position.

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries. Your solicitors should check there are no unusual or onerous terms.

Your legal advisor should make enquiries with regard to ground or chief rents due or chancel repair liability (if any) and advise accordingly.

The property is in a conservation area and you will need approval for any repair or replacement work. You should ask your legal adviser to check this and advise accordingly.

There is a shared passageway at the back of the house. Your solicitor should confirm rights-of-way/costs of upkeep etc.

Your legal advisor should make enquiries with regard to the responsibility for maintenance of the retaining walls at the front and rear of the property.



Risks

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

Risks

I1 Risks to the building

Internal Dampness:- High damp meter readings were obtained and a specialist damp investigation is required which should include the solid concrete floors.

Timber Defects:- Timbers in contact with damp walls may be affected by rot and other defects. A full timber investigation including the roof timbers should be instructed.

Drains:- You should instruct a drainage contractor to complete a routine camera inspection of the drains and provide you with a report as to their condition.

I2 Risks to the grounds

Contamination - The property is in an area affected by historic mining. I would expect that your solicitor will request an environmental and mining search as a matter of routine.

Flooding - Significant flood risks are not anticipated but this must be confirmed by your solicitor.

I3 Risks to people

Health and Safety Advice - I would advise that gas and electrical installations are always tested by qualified contractors to ensure safety and operational efficiency.

Houses built prior to 1999 / 2000 can often contain some asbestos based materials in hidden unexposed areas. If you suspect you have uncovered such material, take care not to drill or damage it and seek immediate specialist advice.

I4 Other risks or hazards

Not applicable.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

0101228

Qualifications

BA (Hons) MRICS

Company

Aspire Surveyors

Address

275 Deansgate, Manchester, M3 4EL

Phone number

07847 989913

Email

info@aspireurveyors.co.uk

Website

www.aspiresurveyors.co.uk

Property address

Client's name

Date the report was produced

17th January 2023

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

Signature



K

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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



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

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

The service

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

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

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

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

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

Condition ratings

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

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

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

Energy

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

Issues for legal advisers

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

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

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

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

Risks

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

Standard terms of engagement

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

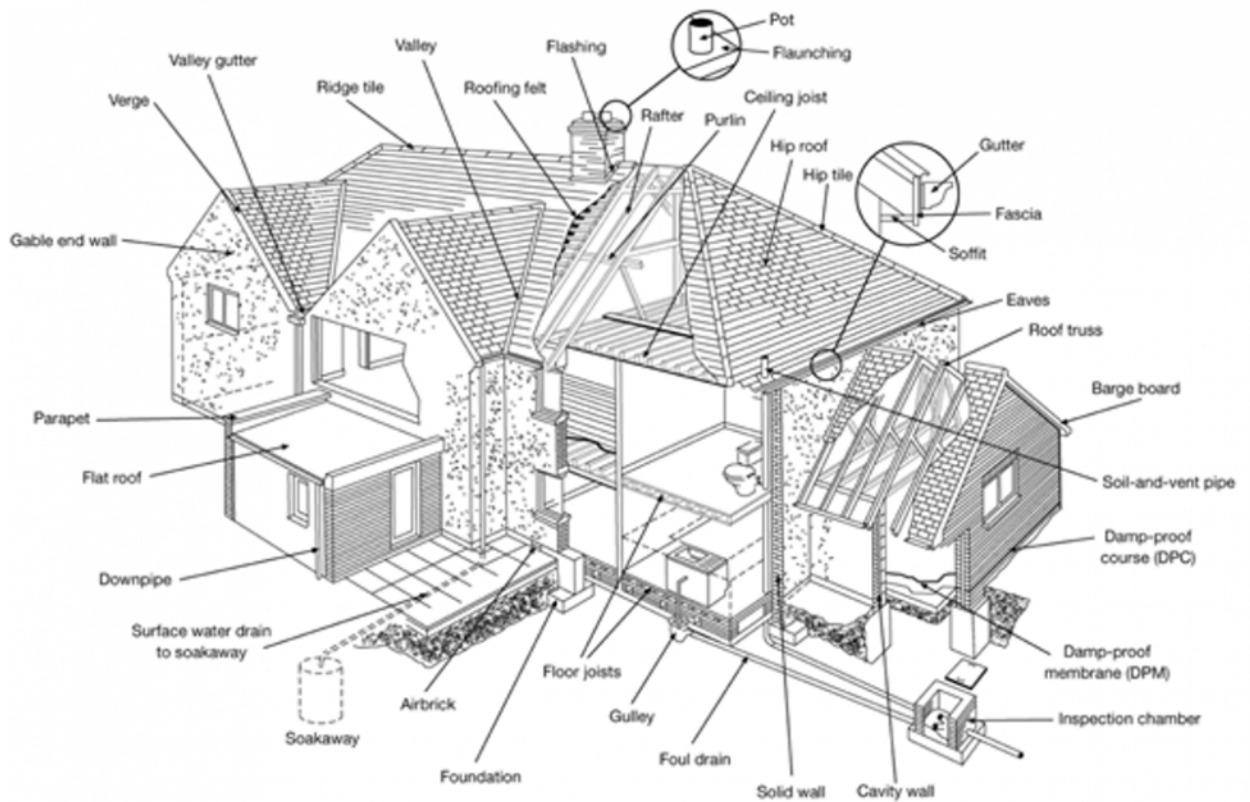
M

Typical house diagram

M

Typical house diagram

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



RICS disclaimer

You should know...

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