Chartered Surveyors • Architectural Design

FULLER ASSOCIATES

RICS

LEVEL 3

Your survey report

Property address

5A Northgate
CHICHESTER
PO19 1BA

Client's name

Ms K Smith

Consultation Date

21st July 2022

Inspection Date

21st July 2022

Surveyor's RICS number

5635934

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Contents

A

About the inspection and report

This RICS Home Survey – Level 3 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 survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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 carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property, using our best endeavours to see as much of it as is physically accessible. Where this is not possible, an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

! Reminder

Please refer to your **Terms and Conditions** report sent on the 4th July 2022 for a full list of exclusions.

A

About the inspection

Surveyor's name

Mark Wallis MRICS BSc (Hons)

Surveyor's RICS number

5635934

Company name

Fuller Associates

Date of the inspection

21st July 2022

Report reference number

223214

Related party disclosure

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

Full address and postcode of the property

5A Northgate
CHICHESTER
PO19 1BA

Weather conditions when the inspection took place

At the time of inspection the weather was dry. The weather immediately prior to inspection was dry.

Status of the property when the inspection took place

The property was occupied and furnished. There were fully fitted floor coverings in all rooms. There were stored items in a number of locations.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. 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. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

B Condition ratings

Overall opinion of property

The property is a Grade II listed single storey house of generally traditional construction for its type and age. It is considered to be a reasonable purchase although there are a number of defects that require attention and which will require some expenditure at the outset. Once these works have been undertaken to a satisfactory standard, normal ongoing maintenance will be required to ensure that the property remains in satisfactory condition.

There are some repairs and further investigation that have been recommended in respect of dampness, woodworm, structural investigations (lintels) and it is important that the cost of these works is established before you proceed further with the purchase.

It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled ‘What to do now’. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase. It must be realised that in certain circumstances an item designated as a Condition Rating 2 can deteriorate quite rapidly to a Condition Rating 3.This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that these areas are free from defect. You must appreciate that defects presently concealed may come to light once the recommended remedial works are undertaken and more elements of the property become accessible.

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'.

R

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.

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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
D7	Conservatory and porches
E1	Roof structure
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E9	Other
F1	Electricity
F2	Gas/oil
F4	Heating
F5	Water 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
D1	Chimney stacks
D3	Rainwater pipes and gutters

Element no.	Element name
D4	Main walls
D5	Windows
E2	Ceilings
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
G2	Permanent outbuildings and other structures

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
D6	Outside doors (including patio doors)
D8	Other joinery and finishes
D9	Other
G3	Other

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
F3	Water
F7	Common services
G1	Garage

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Investigations are required to establish the full cause and extent of the defects noted elsewhere in the report and some of these may be intrusive. The reports should cover the remedial works required and their likely cost. You must obtain a report from a suitably qualified specialist/s in respect of the following:

Timber defects;
Dampness;
Electrics;
Gas;

Hot water and Central heating;
Drainage;

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

5A Northgate is a a semi detached single storey property. The front of the property faces a northerly direction.

Approximate year the property was built

Circa 1800.

Approximate year the property was extended

Circa 1987 (conservatory).

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The walls are of solid masonry construction, under a pitched roof covered with clay tiles.

The floors are of suspended timber construction.

Accommodation

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

Means of escape

Means of escape in case of fire is relevant to all occupants of domestic houses and flats. The requirements are covered in the current Building Regulations by Approved Document B (Fire safety, specifically B1 - Means of escape). Homes built in the latter part of the last century onwards should have been built in compliance with the relevant Building Regulations applicable at the time of construction. However, subsequent alterations such as internal wall removal, loft conversions and garage conversion, which may have been undertaken without proper consents may result in non-compliance. Older properties built before the introduction of Building Regulations, by definition, can never have complied.

There are no mains powered smoke/heat detectors in the property and these should be fitted in the interests of safety.

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.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

49/E

Issues relating to the energy efficiency rating

This property's current energy rating is 49/E. It has the potential to be 81/B. Please refer to the EPC report for details of recommended improvement.

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)

There are no other alternative services or energy sources that relate to the subject property.

Other energy matters

None.

C

Location and facilities

Grounds

The property has an enclosed rear garden with outbuildings.

Location

The property is in a mixed residential and commercial area convenient for Chichester City Centre.

Facilities

Chichester provides a comprehensive range of shopping facilities and eating establishments, predominantly located in the City Centre. The towns of Worthing to the East and Portsmouth to the West also offer a comprehensive range of amenities and can be readily accessed via the A27 link road. The central mainline railway station in Chichester offers services to London and all along the south coast.

Local environment

Bedrock Geology: (Information obtained from Geology of Britain Viewer)

London Clay Formation - Clay, Silt And Sand. Sedimentary Bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period. Local environment previously dominated by deep seas.

Soil Conditions: (Information obtained from the United Kingdom Soil Observatory)

The soil conditions in the local area is allegedly of sandy loam to loam, the soil parent material is colluvium.

Flooding: (Information obtained from the Environment Agency's section on Gov.uk)

The flood risk from rivers or the sea is low:

What this means: Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

The flood risk from surface water is "low"

What this means: Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

Your legal advisor should carry out searches in respect of all types of flood risk relating to this specific property.

For information and advice, property-specific flood risk reports that assess all risks and which meet the requirements of the Law Society Flood Risk Practice Note can be readily purchased from specialist environmental companies. Further information on flood risk can be obtained on the Environment Agency's section on Gov.uk website https://flood-warning-information.service.gov.uk/long-term-flood-risk.

Other local factors

The close proximity of road may affect the use and enjoyment of the property. Future resale may also be detrimentally affected.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on our limited inspection.

1 2 3

D1 Chimney stacks

2

The chimney stack is of masonry construction above the roofline with cement fillet at the stack/roof abutment to prevent damp penetration occurring internally.

Generally the stack is in sound condition and should simply be monitored for any signs of deterioration and should be maintained and repaired as necessary.

Cement fillets shrink, crack and become porous in time allowing damp penetration, and this has happened with cracks at the base of the flashing. It would be best replaced with more flexible and durable lead flashings but this is unlikely to be permissible.

There is a second, "semi detached" chimney. Generally the stack is in fair condition although there is some minor deterioration to the mortar joints some re-pointing, frost damaged bricks and closer inspection of the top of the stack at the same time is advised. The chimney is attached to the neighbouring property and you should discuss the implications of this with your legal adviser.

A building of this age does not have a modern lead tray inserted just above the roofline. This is likely to allow the transmission of moisture within the roof void, but does not necessarily mean that this is more than a property of a chimney of this age.

Chimney stacks are usually the most exposed part of the building and will naturally be prone to heavier weathering. Good maintenance is essential to prevent deterioration and damp penetration into the property.

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

Photo - 2

Photo - 3

Photo - 4

Photo - 5

Photo - 6

D2 Roof Coverings

The roof is pitched and covered with clay tiles on a timber frame. This property was built before it became standard practice to install lining felt beneath the coverings as a secondary line of defence against water penetration. Whilst this can be accepted, regular exterior and interior roof void

3

inspections should be carried out to check for any signs of dampness - any necessary repairs or renewal will need to be undertaken on a timely basis.

The roof covering has a number of slipped, missing, broken tiles and frost damaged ridge tiles which should be replaced. These defects will lead to deterioration of internal elements possibly including timber decay. The covering now needs a thorough overhaul to leave sound and weatherproof. You should arrange for quote for these works to be prior to committing to the sale.

A valley is present. This is lined with shaped tiles, many of which have slipped. See comments above.

Clay roof tiles tend to deteriorate and fail as a result of delamination of the material due to moisture penetration and subsequent frost action over time. This often manifests itself on the underside of the tiles where the nibs securing the tiles also fail at which point the tile will slip down or fall from the roof, eventually necessitating complete renewal of the covering.

There is a general unevenness to the roof surfaces which is probably due to displacement of roof timbers over a number of years. This is not an unusual defect in a roof of this age and it is unlikely to progress significantly.

Cement mortar fillets close the junctions between roof surfaces and adjacent walls. As with the chimney mortar fillet, the cement is cracked and needs repair.

There is a felt flat roof covering over the rear section of the kitchen/dining room. The flat roof appears to be in satisfactory condition at present with no signs of water penetration to the underside. However, the flat roof is of some age with signs of patch repairs and so should be considered as being towards the end of its serviceable life and will need replacing in the near future. Flat roofs do have a limited lifespan and can be prone to sudden failure. You should anticipate and budget for ongoing repair and periodic renewal.

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

Photo - 7

Photo - 8

Photo - 9

Photo - 10

Photo - 11

Photo - 12

Photo - 13

Photo - 14

Photo - 15

Photo - 16

Photo - 17

Photo - 18

Photo - 19

Photo - 20

D3 Rainwater pipes and gutters

The property has a combination of PVCu and cast iron gutters and downpipes.
It was not raining at the time of inspection, but there was evidence that there are defects with staining at gutter joints. The rainwater goods should be water tested to establish their full condition

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and all necessary repairs undertaken.

The cast iron goods appear to be in poor condition with corrosion and these are now reaching the end of their useful life. These will require ongoing maintenance and, eventually renewal.

The use of PVCu gutters is unlikely to be permissible under the listed buildings restrictions and all the rainwater goods are likely to need to be replaced with metal goods which could be costly.

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. You should ensure that rainwater gutters and downpipes including seals and joints are regularly cleaned and maintained. This is particularly important in view of the large number of trees close to the property.

The downpipe at the side of the property discharges on to ground. This is an inappropriate method of surface water disposal which could lead to and the downpipe should now be connected to the surface water drainage system. This can be both difficult to achieve and costly.

The rear downpipe discharges over the flat roof over the rear of the kitchen/dining room. This places an unnecessary burden on the flat roof cover and can lead to premature failure. The downpipe should be extended so that it discharges directly into the nearby gutter/downpipe. The drain within the flat roof is not properly finished and needs upgrading.

The exact routing of the rainwater drainage underground could not be established and a drainage survey would be required to establish this. The rainwater drainage is likely to discharge to soakaways and gullies around the property.

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

Photo - 21

Photo - 22

Photo - 23

Photo - 24

Photo - 25

Photo - 26

Photo - 27

D4 Main walls

The walls are of solid masonry construction using flint "Galleting" and brick. The rear elevation is partially rendered and there is brick cornicing at the eaves.

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Galleting is an architectural technique in which spalls (small pieces of flint or stone) are pushed into wet mortar joints during the construction of a masonry building. The term comes from the French word galet, which means "pebble." Galleting was mostly used in South East England and the county of Norfolk.

Galleting is used when the local stone is not an easily worked freestone, which means that the stone is more irregular and therefore requires thick mortar joints. It adds to the deflection of driving rainwater rather than absorption into the mortar.

There is some minor cracking visible, but this is believed to be as a result of the differential thermal movement which should be repointed. Some previous localised repointing has been carried out using cement mortar which is inappropriate as it will damage the softer bricks over time. Repointing should be carried out with traditional lime mortar and you should seek the advice of a heritage brickwork specialist.

There is some distortion in the front and side elevation but this appears to be long standing and there are no signs of recent progression.

The rendered wall surfaces appear in basically satisfactory repair, although subject to some minor cracking and loss of key in some of areas where visible beneath the climbing plants. This is due to shrinkage and general deterioration of the render material. Damaged render can cause dampness and these areas will need to be made good prior to the next redecoration.

Solid masonry walls are a historic form of construction. While very common their use has been superseded by modern cavity and other contemporary construction types. Solid external walls are prone to damp penetration. They rely upon the integrity of the external finish for their weatherproofing. The principle is that rain hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient air movement, the water will evaporate away before it penetrates completely through the wall. Even in good condition, however, water penetration may occur during severe weather conditions. Clearly the thinner walls are, the more vulnerable they are to penetrating dampness.

These walls often contain concealed timbers, e.g. lintels above openings, and any timbers in contact with dampness will be prone to decay. It is important, therefore, that the external finishes of the walls are maintained in good condition.

Walls of solid masonry are below the standard of thermal insulation of cavity walls and heat loss can be quite high.

The structure above openings in walls needs to be adequately supported and this is traditionally achieved with a beam of timber, stone, concrete or metal known as a lintel. Alternatively, an arch usually of brick or stone construction is sometimes used. Cracking was noted to the masonry over the door between the sitting room and the kitchen/dining room. This may be due to inadequate support with could result in failure of the wall section above and repair or replacement is necessary. These works should be undertaken as soon as is practicable.

A damp proof course (DPC) is a horizontal barrier of impermeable material placed in the base of a wall to prevent ground water passing into a building. Rising damp is generally regarded as being the result of a failure or absence of a damp proof course. This may lead to perished plaster, spoilt decorations, decay in skirting boards, structural subfloor and other timbers. In view of the age of the building, it is unlikely that a DPC was installed at the time of construction.

Given the age of the property the foundations are likely to be relatively shallow. This increases the risk of movement, particularly on shrinkable sub-soils. It is, important to ensure that the drains are kept in good order and that nearby vegetation is kept under control to help protect the foundations

from possible damage.

There are a number of climbing plants attached to the house. Whilst these are unlikely to cause serious harm to the walls, they will be allowing moisture to be trapped against the wall which could cause deterioration and damp penetration. It is recommended that plants and shrubs be cut back to ensure that foliage does not project over windows, air vents, rainwater goods etc.

The kitchen/dining room extension is effectively a conservatory built of a timber frame on a rendered masonry wall. Please see our comments in section D7.

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

Photo - 28

Photo - 29

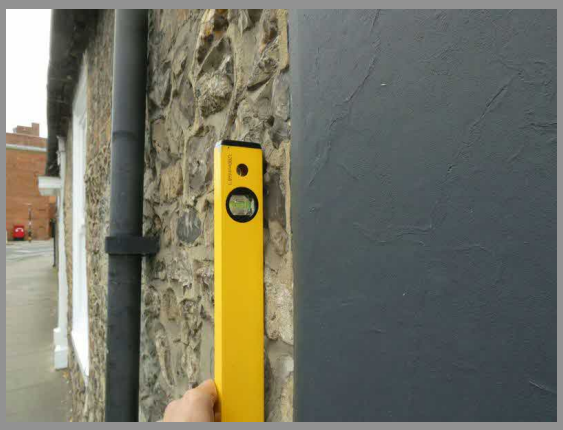


Photo - 30

Photo - 31

Photo - 32

Photo - 33

Photo - 34

Photo - 35

D5 Windows

2

The windows are part double and part single glazed, timber sash and casements. The windows appear to be in reasonable condition and have recently been painted but there are signs of filled repairs. Some of the windows have not been painted recently on the inside and so this will be required in the near future.

The sash windows at the front of the property and side casement windows are painted shut. We also noted that and some windows were difficult to operate and require easing and adjustment.

Timber windows and doors all require periodic maintenance in varying degrees to maximise their life. Softwood timbers in particular are prone to decay and depending upon original quality can suffer significant decay even when well maintained. Timber windows and doors can usually be repaired by cutting out and replacing rotted timber and/or filling, but eventually this becomes uneconomic and complete replacement becomes necessary.

The quality of sealed unit double glazed windows and doors varies and no assurances can be given concerning long term durability.

It should be noted that lintels are not apparent above the windows. This does not mean that there are no lintels present, however confirmation of this is not possible without further invasive

investigation. Further monitoring of the brickwork above the windows is advised. In the event of cracking of the masonry, further inspection by a Structural Engineer is advised.

The junction between the window and door frames and surrounding wall is frequently a source of water penetration, particularly during severe weather conditions. It is important that the sealing material that protects these joints is regularly checked and maintained in good condition.

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

Photo - 36

Photo - 37

Photo - 38

Photo - 39

Photo - 40

Photo - 41

Photo - 42

Photo - 43

Photo - 44

Photo - 45

Photo - 46

D6 Outside doors (including patio doors)

1

The front door is timber with metal furniture and appears to be in satisfactory condition. The door is level with the street and the entrance hall is at a lower level so could allow water ingress in extreme weather.

The rear door from the kitchen/dining room double, timber doors with double glazed panels. The doors appears to be in generally satisfactory condition for their type and age with no signs of significant deterioration. Ongoing repairs should be anticipated as part of future maintenance cycles.

See our comments above in respect of timber generally, the durability of sealed double glazed units and sealants to door/wall junctions.

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

Photo - 47

Photo - 48

Photo - 49

D7 Conservatory and porches

3

A conservatory has been added which is being used as the kitchen/dining room. The conservatory is built of a timber frame on a rendered masonry wall. The conservatory appear to be in satisfactory condition but we did note that the seals to some of the double glazed units appear to have failed and have misted, including the hatch window. It is recommended that the units are checked and replaced as necessary.

The junction between the conservatory and main property is an area at risk from water ingress. Ongoing maintenance and repair is likely to be required. There is water staining over the door into the living room which indicates that the junction is leaking.

Conservatories are not considered to be habitable rooms as they are less resistant to weather, prone to dampness and allow relatively high levels of heat loss compared to the main house. No assurance can be given concerning the long term durability of this structure and you should expect relatively high levels of ongoing maintenance.

Foundations of conservatories are frequently at a much shallower depth than would be acceptable for the main building which increases the risk of movement, distortion and cracking. Normal standards required for glazing can be overlooked.

The conservatory is thermally attached to the main property being open to the main dwelling and heated from the main house heating source. This structure would therefore have required Building Regulation approval and this should be confirmed by your legal adviser. See Section H1.

See our comments in section D2 regarding the flat roof area.

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

Photo - 50

Photo - 51

Photo - 52

Photo - 53

Photo - 54

Photo - 55

Photo - 56

Photo - 57

D8 Other joinery and finishes

The external joinery comprises timber is some areas. The property is in generally satisfactory decorative order externally, although you will appreciate that periodic redecoration, along with the normal associated maintenance works will be required if present condition is to be maintained. **1**

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

D9 Other

The canopy over the front door is of timber construction with metal brackets under a flat, rubberised covering. The canopy appears to be in satisfactory condition but ongoing maintenance should be anticipated. **1**

The Roman Wall passes through the rear of the garden. You should discuss the implications of this with your legal adviser.

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

Photo - 58

Photo - 59

E

Inside the property

E Inside the property

Limitations on the inspection

You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

Please note the limitations to our inspection of the property internally on account of fully-fitted floor coverings found throughout parts of the property.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Distribution and waste pipework to the hot and cold-water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Insulation, boarding and general storage limited the scope of inspection in the roof space. Our inspection of the roof space was limited to those parts visible from the boarded area, the depth of insulation preventing safe access to the remainder.

1 2 3

E1 Roof structure

Access to the roof void is from the inner lobby.

3

The roof structure is formed of traditional timber construction. These are cut and fabricated on-site as part of the construction process. This framework has to be of sufficient strength to transmit the dead and imposed loadings which are placed upon it, primarily from the weight of the covering and additionally from snow and wind pressure, onto external and internal load-bearing walls without undue distortion.

Within the limitations of the inspection, we noted rot/decay in one of the timbers which should be replaced. We would advise additional strengthening on right angle corners as a precaution.

Most untreated timber is susceptible to infestation by wood boring insects. There are a number of different insects, the most common being the Common Furniture Beetle. These will cause

degradation of the timber and, in the worst cases, eventual structural failure. Their presence is usually identified from the flight holes left in the surface of the timber. Eradication usually involves specialist treatment by spraying the affected timber. Evidence of wood-boring beetle infestation was noted to some of the roof timbers. We recommend that you obtain a report and quotation from a suitably qualified specialist contractor for the work required. As a precaution, the investigation should cover the whole property.

To prevent unnecessary heat loss, insulation is usually installed over the ceilings in the roof void. The void appears to be adequately insulated but it is difficult to see below the dust and debris which has entered the roof void through the gap in the tiles.

The extractor fan from the WC appears to be venting into the roof void. This could cause condensation to form in the roof void and should be vented externally.

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

Photo - 60

Photo - 61

Photo - 62

Photo - 63

Photo - 64

Photo - 65

Photo - 66

Photo - 67

Photo - 68

Photo - 69

Photo - 70

Photo - 71

Photo - 72

Photo - 73

E2 Ceilings

2

Ceilings are of lath and plaster. Lath and plaster construction is formed by applying plaster onto the face of laths which are fixed to the underside of timber floor or ceiling joists. The gap between the laths enables the plaster to pass between them to form a key to secure the plaster. A well-constructed and undisturbed lath and plaster ceiling can last for well over 100 years, however, they tend to crack and loosen with age, and eventually require replacing. It is the flexing and vibration in floor and ceiling joists that start to cause failure in lath and plaster ceilings.

The installation of central heating in a property can also lead to failures. Fractures occur in the plaster where it passes between the laths, resulting in a loss of adhesion. The ceiling plaster surface can then become separate from the laths and fail. When this happens there is a risk of collapse. The condition of very old lath and plaster ceilings should be continually monitored for although rare the sudden and catastrophic collapse of such ceilings can occur and this presents a risk to both building and its inhabitants and contents.

Many of the ceilings within the property are concealed by paper linings. Although no significant defects were noted, there are areas of unevenness which suggests loss of key. Whilst serviceable at present, should you remove the lining it is likely that areas of plaster will become detached and that localised repairs will then be required.

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

Photo - 74

Photo - 75

Photo - 76

Photo - 77

E3 Walls and partitions

3

Internal walls and partitions are a mixture of solid and lightweight construction.
There is some movement and distortion to the internal partition walls evidenced, for example, by distortion to door frames. This movement shows no signs of any recent progression and is considered to be within acceptable tolerances for a property of this type and age. However, please see our comments below regarding lintels which maybe an influencing factor.

Many of the walls are concealed by paper linings. Although no significant defects were noted, there are areas of minor cracking and unevenness, which suggests loss of key. Whilst serviceable at present, should you remove the lining, it is likely that areas of plaster will become detached and that localised repairs will then be required.

Dampness was detected at low level to the main walls and further specialist investigation to the whole property is required prior to exchange of contracts. Any structural floor timbers which are in contact with damp masonry are at risk from decay and you should instruct your specialist firm to check the sub floor timbers for defects and again carry out appropriate remedial treatment as required.

There is also some minor hairline cracking in several locations, notably at the junctions of walls and ceilings. The cracking is the likely result of some drying out and resulting shrinkage of the plaster. The cracking is common, is of little cause for concern, and can be dealt with in a cycle of decoration.

There are timber lintels in both bedrooms which may have been where a load bearing walls have previously been removed. The lintel are deflecting and there are gaps in the lining paper along the side the of lintels, suggesting recent movement. This is probably due to inadequate support being provided. This may be serious and you should now obtain a report from a Structural Engineer which should include a detailed analysis of the cause of the defect, and the works that are required to remedy the problem and associated costs. This investigation should be carried out prior to the commitment to purchase.

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

Photo - 78

Photo - 79

Photo - 80

Photo - 81

Photo - 82

Photo - 83

Photo - 84

Photo - 85

Photo - 86

Photo - 87

Photo - 88

Photo - 89

E4 Floors

3

Floor finishes included tiling and carpeting. Many of the floors have exposed timber floorboards which are uneven in places and there is a loose panel in the sitting room. This is common with floors of this age and these should be repaired soon. The exposed timber floors are likely to be cold and draughty in the winter.

The loose panel was raised and the timber visible appears to have suffered from some decay but was dry at the time of our inspection. The timber inspection recommended in section E1 should include the subfloor where possible.

The floors are of suspended timber construction. The timber floors are in generally satisfactory condition with no signs of significant deflection or distortion. They were found to have minor spring and unevenness, but no repairs are needed at present. Due to the age of the building the distortion evident is greater than would be considered acceptable in a modern property. However, it is not of structural significance and can be accepted as the floor forms part of the inherent character of the property. Re-forming the floors can be undertaken, but is very disruptive and costly.

A traditional suspended timber ground floor comprises a surface finish, usually floorboards, being supported by a timber substructure which in turn rests on masonry built off the ground below or is supported by the main walls. This creates a void between the floor surface and the ground below.These floors are prone to a variety of problems, typically due to the effects of damp and/or condensation in the building which can lead to decay of the various timber components. The results can be sagging and spring to the floors which if left unchecked can lead to collapse. However, it should also be remembered that these floors will often become uneven due to long term settlement of the building.

Suspended timber ground floors require ventilation to prevent an accumulation of moisture within the floor voids. This is achieved by vents built into the base of the main walls. There appears to be adequate provision, but it is important that all vents are kept open and clear of obstructions at all times. It is also important that the sub-floor voids are kept clear of obstruction to ensure that a good flow of air is maintained to all areas.

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

Photo - 90

Photo - 91

Photo - 92

Photo - 93

Photo - 94

Photo - 95

Photo - 96

E5 Fireplaces, chimney breasts and flues

3

There is a fireplace in the reception room with fitted gas fire. Within the confines of these comments we found no significant defects or matters that require attention, but normal ongoing maintenance will be needed.The Gas fire/s must be serviced and examined by a Gas Safe registered contractor to ensure both the safe and efficient operation of the appliance/s and the flues. The contractor should also confirm that adequate ventilation has been provided to this appliance.

A load-bearing chimney breast has been removed from the sitting room.The loads from above should have been provided with some form of support although this is now concealed within the fabric of the building and we cannot confirm either its adequacy or existence. Unsupported chimney breasts are potentially hazardous and you should seek confirmation either through enquiry with the local authority Building Control department or physical investigation that appropriate support has been installed. If you cannot confirm that there is correct support, this will now need to be installed to prevent the risk of collapse. Any remedial work will require local authority approval. This action should be undertaken before commitment to purchase.

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

Photo - 97

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

2

The kitchen comprises a range of wall hung and floor standing cupboard and drawer units with worktops which are of some age but are all in reasonable condition. There is a built in oven, hob and cooker hood which were not tested, and your legal advisor should highlight whether these are included in the purchase.

The flexible sealant around the worktops is in poor condition and should be renewed. Defects may be present in concealed areas and we recommend that you inspect these as a precaution.

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

Photo - 98

Photo - 99

Photo - 100

Photo - 101

Photo - 102

Photo - 103

E7 Woodwork (for example, staircase joinery)

2

This comprises the internal joinery including doors, frames, skirtings, staircases, etc
These are adequately presented, subject to some general wear and tear and some of the doors need to be eased and adjusted.

There are no visible British Standard marks to the internal door glazing. This suggests that it is not safety glass and does not meet current standards and should be upgraded as a precaution. See Section I3.

The internal decorations are generally satisfactory, although you should allow for some marking to be revealed when the present owners remove their fixtures and fittings, and that some localised redecoration will be required. We expect that you have assessed the adequacy of decorations for your own purposes.

Given the age of the property some paint may contain lead. Removal of lead based paint can pose a health risk unless correct procedures are followed. Urgent action is not required, but before paint is removed advice should be obtained from the Health and Safety Executive - https://www.gov.uk/search?q=lead+paint.

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

Photo - 104

Photo - 105

Photo - 106

Photo - 107

E8 Bathroom fittings

2

The property has a bathroom and separate WC. The sanitary fittings are dated and we assume you will be renewing them in the near future. We noted that there are missing plugs in the both basin and bath.

Tiled walls in showers and shower area of the bath are commonly a source of water penetration which can lead to damage to services and finishes as well as timber decay. While no problems were seen, regular maintenance should be undertaken along with prompt repair in response to any defects that become apparent.

It should be noted that there is no mechanical extract fan in the bathroom, and the installation of a fan is advised to prevent a build up of moisture in the atmosphere.

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

Photo - 108

Photo - 109

Photo - 110

Photo - 111

Photo - 112

E9 Other

We recommend that modern mains powered smoke, heat alarms, and carbon monoxide detectors are fitted. **3**

Condensation is frequently a lifestyle issue and care should be taken to avoid activities that can contribute to the problem such as drying clothes indoors. The control of condensation can be difficult and requires maintaining a careful balance between heating, insulation and ventilation.

In a property of this age, asbestos based components may have been used in twentieth century "modernisations", some of which are hidden within the structure. This should be borne in mind when undertaking any works to the property. Should asbestos based materials be found then they may need to be dealt with by specialist contractors and this could prove expensive. Further advice is available from the Health & Safety Executive - https://www.gov.uk/search?q=asbestos.

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

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

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations; therefore, a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence, there is the potential for higher running costs in older compared to newly built properties.

The services were not tested at the time of inspection.

1 2 3

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.*

There is a mains electricity supply to the property. The meter is located on the front garden wall and the consumer unit is located in the front bedroom. 3

No electrical testing was undertaken and we can only advise that the electrical installation appears to be in working order with no significant defects or deficiencies. However, if it were formally tested it may not be found to comply with current requirements. Therefore, and in accordance with the information above, as the property is now changing ownership you should obtain a test report before you exchange contracts to confirm compliance.

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

Photo - 113

Photo - 114

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.*

3

Mains gas supply is connected, with a meter located on the front garden wall.

Gas regulations are complex and the system should be tested regularly. You should arrange for a full inspection of the installation prior to commitment to purchase, in the absence of any paperwork in the last 12 months.

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

The Health and Safety Executive strongly advises that all gas appliances are checked for safety at least once a year. As such, you may wish to consider a check to be carried out by a Gas Safe registered engineer, although, the present vendor may be able to provide some certification for the original installation.

As a minimum, the record of a gas safety check must contain:
* A description of and the location of each appliance or flue checked;
* The name, registration number and signature of the individual carrying out the check;
* The address of the property at which the appliance or flue is installed;
* The date on which the appliance or flue was checked;
* The name and address of the occupier;
* Any defect identified and any remedial action taken or recommended;
* A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

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

Photo - 115

F3 Water

Mains water is supplied. As a general rule the section of the service pipe that links the water main in the street to the stop valve outside the property is owned and managed by the water company. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property is the responsibility of the property owner.

A stop valve is used to open and close the flow of water through a pipe. There are usually two stop valves for a home, one is usually found outside the property boundary and can be used to isolate the building from the water supply. The other is inside the property, where the supply enters the property. These valves are provided to allow maintenance and prevent flooding if the water system leaks.

The external stop valve could not be located and you should make enquiries of the local water company to ascertain its location. We were unable to locate an internal stop valve and further enquiries of the seller are recommended. If one does not exist you should arrange for one to be fitted.

Where visible, the pipework is in generally satisfactory condition and no leaks or other serious defects were noted. However, much of the pipework is concealed and it is, therefore, possible that defects could exist in unseen areas.

In view of the age of the property there may be older metal pipes present including lead. We recommend that any lead, steel or cast iron pipes should be now replaced.

Photo - 116

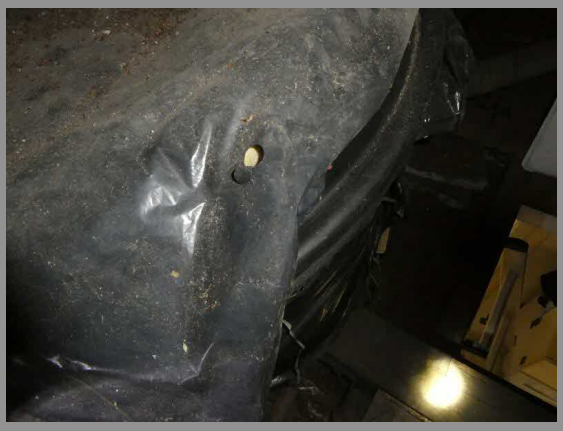


Photo - 117

Photo - 118

F4 Heating

3

This is a dated vented heating system comprising a conventional boiler and tanks. Water from the cold water storage tank is gravity fed to the hot water system and stored in a cylinder. The boiler provides hot water to heat this cylinder and the radiator system all of which can be programmed and controlled. There are two water tanks situated in the roof void. The larger tank supplies water to the hot water cylinder and a smaller feed and expansion tank serves the boiler subsequently radiator circuit.

Parts of the heating system are dated and should be regarded as approaching the end of their useful life. Replacement should be anticipated and we recommend you budget for renewal.

The radiator in the kitchen/dining room appears to be leaking and needs repair.

The system was not activated at the time of our inspection so we could not check its basic operation and we cannot confirm that the system meets current standards. As a matter of safety you should now arrange for a Gas Safe engineer to check and test the system prior to exchange of contracts.

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

Photo - 119

Photo - 120

F5 Water heating

Hot water is provided by the main heating boiler and is stored in a hot water storage cylinder. See our comments in Section F4. **3**

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

Photo - 121

F6 Drainage

Waste water can consist of either Foul waste (anything that comes from bathrooms, kitchens, utility rooms) and Surface water (rainwater from roofs and paths). The underground pipework carries the effluent away without danger to health or giving nuisance ideally with access points to allow periodic maintenance. **3**

Modern systems keep the foul water and the surface water apart in separate drains. The Foul waste going to the primary disposal and the Surface water usually discharged to a local soakaway (an underground holding chamber which gradually disperses the water into the surrounding soil). The main concern is to ensure that Foul waste is not discharged into the Surface water drainage system as this can cause pollution. Older systems were often combined with all water going to the sewerage system. While not now permitted under current Regulations, these are not retrospective

in operation.

The property has PVC waste pipes. Where visible, these appear to be in generally serviceable condition with no evidence of significant defects although some ongoing maintenance will be required.

The below ground drainage system is the means of carrying waste water from the property to an acceptable disposal system. This will either be the public sewers (mains drainage) or a private system. The only way of determining the condition of the drainage system is by means of a specialist test utilising CCTV cameras which is beyond the scope of this inspection.

The only cover on site was raised and the drains appear to be coming from the neighbouring property, sloping towards the subject property. The drains appear to run underneath the building. This will make access for repair and maintenance more difficult and expensive. With this in mind and in view of the age of the property, it is probable that the drainage system will have some defects that have developed unseen. Our limited inspection of accessible inspection chambers cannot confirm that the system is free from defects. As a precaution you should have the installation checked and tested prior to exchange of contracts.

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

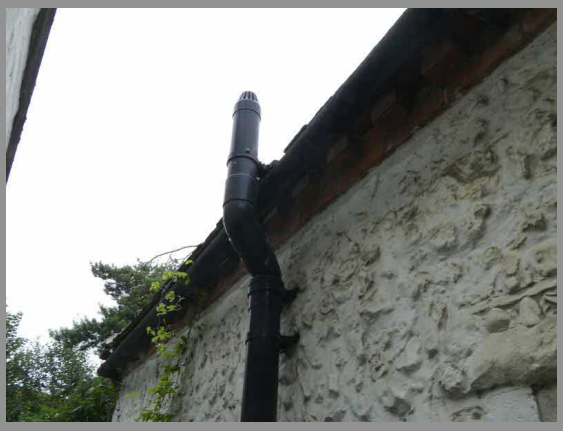


Photo - 122

Photo - 123

Photo - 124

F7 Common services

Not applicable.

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Plant growth limited our inspection of the boundaries.

Our inspection of both stores was limited by stored items.

1 2 3 ●

G1 Garage

Not applicable. ●

G2 Permanent outbuildings and other structures

2

The brick and flint wall along the front boundary is in reasonable condition but some repointing is required. The wall just inside the courtyard with the metal gate is cracked in places and there are frost damaged coping stones on the top which need repairs.

The rear garden is enclosed by a mixture of brick wall and "Listed“ stone wall, both were noted to be in need of repairs including cracking and leaning slightly. Ownership of the boundaries should be confirmed by your legal adviser so you are aware of which boundaries are your responsibility. Repairs to the listed wall are likely to be very costly if they are your responsibility.

The side gate and canopy are timber and in reasonable condition but the canopy will require preparation and redecoration in the near future. The felt roof covering is of some age and likely to have a limited life.

The small store is of rendered masonry under an asbestos cement roof covering with a part glazed timber door. The larger store is of brick and timber construction under a felt covered roof with metal and timber windows and doors. Both stores are in reasonable condition but require some repairs. The store doors are not fitted with safety glass. See our comments in section E9 regarding asbestos.

You should ensure that your electrician checks the larger stores electrics as part of the overall system inspection.

The greenhouse appears to be in reasonable condition but is unlikely to be fitted with safety glass and could be a hazard.

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

Photo - 125

Photo - 126

Photo - 127

Photo - 128

Photo - 129

Photo - 130

Photo - 131

Photo - 132

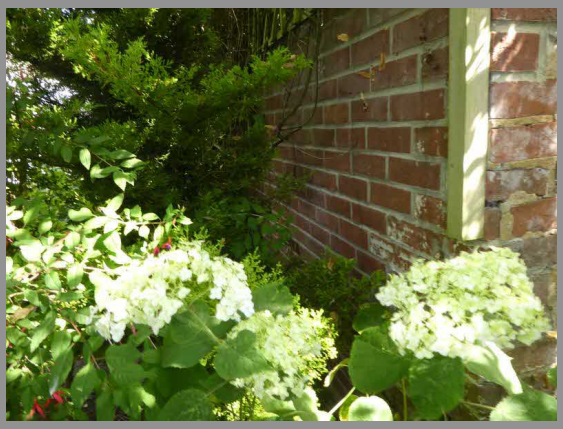


Photo - 133

Photo - 134

Photo - 135

G3 Other

The garden is a mixture of lawn, patio and shrub beds and borders. The outside areas and gardens appear to be adequately maintained.

1

There is a large tree in the centre of the rear garden. Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size.

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

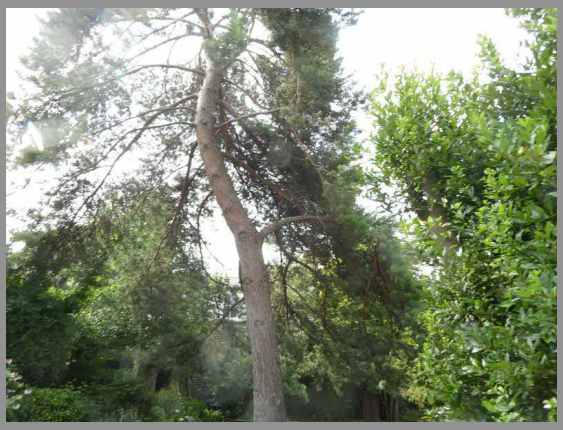


Photo - 136

Photo - 137

Photo - 138

Photo - 139

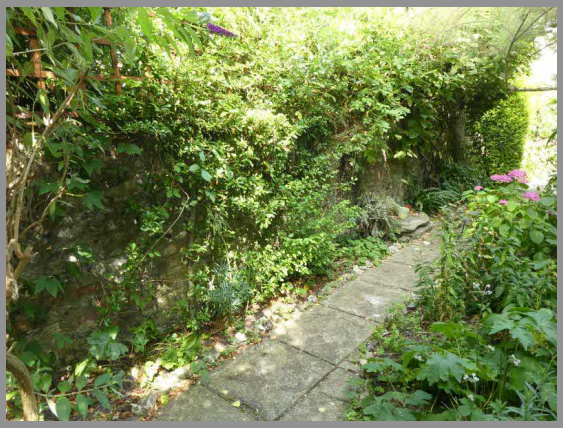


Photo - 140

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.

H

Issues for your legal advisers

H1 Regulation

The property is a listed building. You should ask your legal adviser to confirm this and explain the implications of owning a building that is of 'architectural or historic interest'. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the property and having to use traditional building materials and experienced contractors.

The conservatory would have required Building Regulation approval and your legal adviser should confirm that all necessary consents were obtained from the local authority.

H2 Guarantees

Any relevant guarantees should be transferred to the purchaser.

H3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:
Tenure;
Listing / Conservation area;
Road adopted;
Drainage;
Ownership / maintenance of boundaries;
Rights of Way;
Party walls;
Shared services;

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.

I Risks

I1 Risks to the building

D1: Chimney stacks – cracked cement fillet;
D2: Roof coverings – overhaul; cracked cement fillet; flat roof patch repairs; pointing to ridge tiles;
D3: Rainwater pipes and gutters – signs of leaks; corrosion in cast iron goods;
D4: Walls – minor cracks; inappropriate cement mortar repairs; possible lintel failure;
D5: Windows – ease and adjust; signs of filler repairs;
D7: Conservatories/porches – blown units; signs of leaks; open to main accommodation;
E1: Roof structure – woodworm; additional support/replace decayed timber; extractor fan venting into roof void;
E2: Ceilings – signs of loose of key;
E3: Internal walls – possible lintel failure; damp;
E4: Floors – loose boards; check for timber defects;
E5: Fireplaces, chimney breasts and flues - chimney breast removed;
E6: Built-in fittings - poor sealant;
E7: Woodwork – adjust doors;
E8: Bathroom fittings - no mechanical ventilation;
E9: Other – no main smoke detectors etc;
F1: Electrics – safety test required;
F2: Gas/Oil – safety test required;
F4: Heating – safety test required and updating;
F5: Hot water – safety test required and updating;
F6: Drainage – inspection for condition and routing/combined drains;

I2 Risks to the grounds

G2: Permanent outbuildings and structures - repairs to walls;

I3 Risks to people

E5: Fireplaces, chimney breasts and flues – check for current test certificate;
E7: Woodwork – possible unsafe glazing; possible lead paint;
E9: Other – missing fire/smoke alarms; missing carbon monoxide alarms;
F1: Electricity – requires safety check;
F2: Gas /oil – requires safety check;
F3 Water – possible lead pipework;
F4: Heating – requires safety check;
F5: Water heating – requires safety check;
G2: Permanent outbuildings and structures - asbestos shed roof; not safety glass in store doors and greenhouse;

I4 Other risks or hazards

None.

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account a broad range of energy-related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building, but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate’s validity or accuracy.

J Energy matters

J1 Insulation

Recommended standards of thermal insulation for domestic properties are subject to frequent revision as Government seeks to reduce carbon emissions as part of their Climate Change targets. As a result, only the most modern houses will fully comply with current Regulations. These Regulations are not retrospectively enforceable and given the difficulty of retro-installing additional insulation in some areas, it is often not a practical option. If you wish to undertake any of the improvements suggested in the Energy Performance Certificate (EPC), you should obtain quotes prior to purchase so that you are aware of the consequences and the scope and costs of all the works.

Walls of solid masonry are below the standard of thermal insulation of cavity walls. They are prone to damp penetration and heat loss can be high.Improving the thermal performance of solid masonry walls is possible by providing an external insulation layer covered with a weatherproof outer finish or by an internal solution such as an insulation backed dry-lining system. However, both options are expensive and disruptive to install and, in practice, rarely undertaken with occupiers accepting the situation as part of the character of the building. Internal insulation will also reduce the room sizes. Care must be taken when installing additional insulation to solid walls to prevent the formation of “cold bridges”, which can lead to condensation problems.

Based on the likely age of the suspended floors they are unlikely to include insulation and will be a source of heat loss. Retrospective insulation of floors is an expensive and disruptive undertaking, and is rarely considered necessary when buying a property of this age. Some older floors such as quarry tiled floors need to breathe and covering them with carpets can lead to damp becoming trapped.

J2 Heating

The central heating system is described in F4 and our comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered to be inadequate in the kitchen/dining room (conservatory).

J3 Lighting

The provision of natural lighting is satisfactory for the property.

J4 Ventilation

Properties require ventilation to reduce condensation, which can lead to mould and damp and to generally create a healthy internal environment. Ventilation is usually provided by a combination of constant background ventilation, such as open fireplaces and vents in windows, or intermittent ventilation created by opening windows and mechanical ventilation using electrical extractors in high moisture environments like kitchens and bathrooms.

Room ventilation is provided by opening windows and doors.

J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at www.epcregister.com where you can search for the property by postcode.

However, even if there is an EPC for the property, the listed status of the property will restrict what "improvements" can be made.

K

Surveyor’s declaration

K

Surveyor's declaration

Surveyor's RICS number

5635934

Qualifications

MRICS BSc (Hons)

Company

Fuller Associates

Address

39B Tarrant Street, Arundel, West Sussex, BN18 9DG

Phone number

01903885444

Email

surveys@fuller-associates.co.uk

Website

www.fuller-associates.co.uk

Property address

5A Northgate
CHICHESTER
PO19 1BA

Client's name

Ms K Smith

Date the report was produced

26th July 2022

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

Signature

L

What to do now

L

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. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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 their quotations in writing.

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

Further investigations and what they involve

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

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

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

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

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and 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 without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and 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 thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move 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 other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal 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 and communal 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 or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

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

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a 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 the regulations), 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 is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

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. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **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 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

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 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. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 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:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property, and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

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. 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.

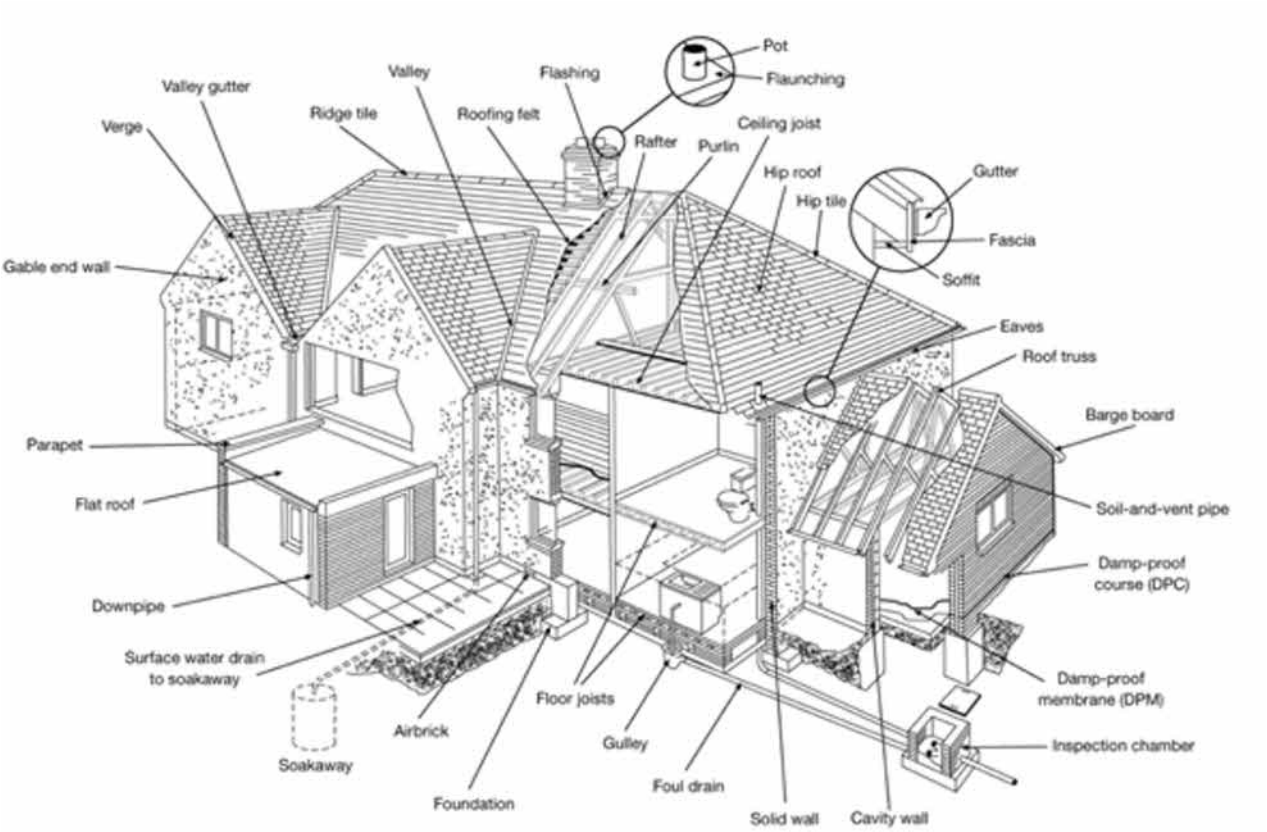
N

Typical house diagram

N

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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