



A BUILDING SURVEY

OF

HOUSE, ROAD, TOWN, POST CODE

FOR

Mr. X.Y

Sturdy Pearson,
The Chase Business Centre,
39/41 Chase Side,
Southgate,
London N14 5BP
Date:
Ref:

YOUR BUILDING SURVEY

IMPORTANT

In this report your attention may have been drawn to some areas of the property we were unable to inspect. For reasons explained in detail we may have recommended further investigations before your purchase proceeds or at least made you aware of matters which you should fully consider before you purchase. It may well be that further investigations may reveal the need for additional repairs which could alter the figure at which you should purchase the property.

We strongly recommend you read all the report and then consider, with our help if you wish, the wisest course of action. Personal circumstances and the nature of the property under consideration are very often relevant in the purchase decision.

Our aim has been to give you as much information as we are able at this time to allow you to make up your mind, possibly to bring some matters to the attention of your Legal Adviser and to help you keep the property in good condition if you decide to purchase.

If they are to be relied on, any interpretation of legal documents, and/or assumptions as to any legal position, must be checked by you with a suitably qualified Legal Adviser. No responsibility or liability is accepted by the surveyor for the true interpretation of the legal position as it relates to you, or other parties.

Should any legal investigation contradict any interpretation, or assumptions, as to a legal position stated in this report, such matters will need to be referred to us in order that our valuation report or our advice can be confirmed, or amended.

It is only when all the above matters have been properly considered that you will be in a position to make a fully informed decision on a major purchase of this nature.

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2:00 INTRODUCTION

2:01 CLIENTS NAME

2:02 CLIENTS ADDRESS

2:03 THE PROPERTY DISCUSSED IN THIS REPORT

2:04 SURVEYED BY

C F Pearson MRICS, FCIQB

2:05 DATE OF INSPECTION

2:06 INSTRUCTIONS

We are acting on your verbal instructions dated the to prepare a building survey report with indications as to the likely cost of essential repairs together with fire insurance and open market valuations.

Following your instructions, we have not, at this stage arranged for any specialist reports on the drainage, heating, electrical or plumbing installations. We have however made brief comments on these installations where appropriate.

2:07 LIMITATIONS AS TO THE CONDITION AT THE TIME OF OUR INSPECTION

This report reflects the condition of the various parts of the property at the date of our inspection. It must be accepted that defects can arise, particularly from weather conditions and vandalism, between the date of our inspection and your taking occupation of the property.

Due to the nature and age of this property high alumina cement concrete or calcium chloride additive is unlikely to have been used in its construction. It is not however possible to be specific, without opening up part of the structure to state that other deleterious materials were not used which could give rise to future problems.

2:08 OCCUPATION

The property was occupied and furnished at the time of inspection.

2:09 TYPE OF LEGAL TITLE

We understand the property is to be sold Freehold with vacant possession free from onerous restrictions or liabilities

2:10 ACCESS AND LIMITATIONS OF INSPECTION

Access was arranged through the purchasers.

Floors

Laminated boarding laid over the original floor boarding prevented proper inspection.

2:11 A GENERAL DESCRIPTION

A semi-detached house thought to have been built around 1930 with later additions thought to have been started around 1996 and yet to be completed. See later in this report.

LOCATION

The property is situated in an established residential area. Schools, shops, public transport, and other amenities are located nearby.

2:12 THE SITE

The property is built on a level site.

Ground Conditions

We have not consulted any geological or ordnance survey maps and have been unable to establish any details as to previous use of the site. We are unable to comment within the terms of this report which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built. Nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your Legal Adviser should check this point.

2:13 FLOODING

There is no likelihood of flooding under normal conditions. Flooding can however occur due to causes beyond your control, and you should ensure your building insurance policy covers this aspect adequately.

2:14 LOCATION FACTORS

There are no factors connected with the location which would adversely affect the value, assuming of course that you are interested in the property for your own long term owner occupation.

2:15 DIRECTIONS

All directions and room locations are given as facing the property from the front door elevation.

2:16 WEATHER AT THE TIME OF OUR INSPECTION

The weather was dry at the time of our inspection and we cannot therefore confirm if the gutters and downpipes are sound.

2:17 Council Tax Band

You should check the tax band with the Local Authority in writing prior to exchange of contracts.

3:00 GENERAL ITEMS FOR YOUR LEGAL ADVISER

Your Legal Adviser's attention should be drawn to the explanation under the heading 'IMPORTANT' at the very beginning of our Report.

Possibly, amongst other, and in addition to those mentioned in the following pages, the following points should be checked by your Legal Adviser, prior to exchange of contracts, along with the usual enquiries to ensure retention of any rights or guarantees which should be reserved for you and to clarify any liabilities you may have to others.

If it is your intention to proceed with the purchase, you should ask your Legal Advisers to confirm that they will check not only each of the following items but also the standard assumptions concerning legal matters made in arriving at the opinion of the open market value.

- (a) The ownership of the perimeter fences walls and hedges.
- (b) Any responsibilities for the maintenance and upkeep of the jointly used chimneys.
- (c) Obtain copies of the relevant planning and building regulation approvals relating to the the extension & the alterations. It may not conform to safety standards and you should seek further specialist advice.
- (d) Obtain copies of the approved plans for the extension & alterations

(e) Establish if there is or has been a boiler maintenance contract and if there are any heating installation guarantees.

(f) Establish if any mining or other subterranean activities are known to have taken place under or near the property.

OUTSIDE THE PROPERTY

4:00 CHIMNEYS

The brick built and chimney is in satisfactory condition where visible and inspected

5:00 FLASHINGS (Lead or cement weather proofing around the chimneys and where roofs meet walls. Where at high level these have been observed from the ground using binoculars).

The flashings are a mixture zinc & felt.

The vertical upstand flashings where the front flat roof meets the main walls is defective and need replacement . There is evidence of rain penetration as noted later.

6:00 THE PITCHED ROOFS (As viewed from the outside)

The main pitched roofs

The roof is of conventional construction and properly designed to allow the rainwater to run off into the gutters.

The front & rear roof slopes have sagged due to deflection of the timbers. Further movement may develop and you are advised to obtain a report from a Chartered Structural Engineer prior to exchange of contracts.

The roof surfaces are covered plain tiles The roof coverings appear to be satisfactory where visible.

6:01 PITCHED ROOFS EXTERNAL : GENERAL REMARKS AND DEFECTS

This section sets out any necessary repairs or maintenance works which need to be carried out to the roof structure/s.

To the main structure.

The missing & defective hip irons at gutter level on the front & rear elevations needs to be replaced to prevent the hip tiles slipping.

7:00 PITCHED ROOFS - ROOF SPACES (Lofts and side roof spaces)

(Internal roof spaces have only been inspected where there are access hatches which are reasonably accessible. If this was not possible this has been indicated).

7:01 Access to the Lofts side roof spaces

Entry is made through a properly formed access hatch complete with a proper covers and a loft ladder situated on the landing.

7:02 Restrictions on the internal inspection of the pitched roof structures

The boarding has been laid over the ceiling joists and this restricted our inspection of the individual joists and the underlying ceilings. You must accept the risk of hidden defects unless all the insulation is removed to enable a detailed inspection to be made.

7:03 Construction of the pitched roofs - (As seen in the loft).

The main pitched roofs.

Evenly spaced trussed rafters secured to the ridge board valley boards and hip boards and to the perimeter wall plates and ceiling joists at the point of passing. Intermediate horizontal timbers

(purlins) support the rafters. Struts have been provided down to the internal structural walls to secure and prevent sagging of the purlins and the roof structure. Unfortunately these have moved in the past and need additional support.

7:04 Inside the loft side roof spaces : General remarks and recommendations

Flooring

Some flooring has been provided for storage purposes. The flooring is loosely laid has been nailed screwed down.

Ventilation

The loft is not adequately ventilated to dispel moisture laden air rising from the rooms below. Ventilation of the roof spaces is necessary to remove water vapour and to prevent harmful condensation which, if not removed, can lead to rot in roof timbers.

Ventilation should be provided using soffit ventilators in conjunction with ventilators set into the roof slopes at appropriate intervals.

Wood boring beetle infestation, etc.

There was no evidence of beetle infestation where we made an inspection.

Roof Leaks

There are no signs of roof leaks where we were able to make an inspection.

Roof Felting (A weather-proof layer below the roof)

The roofs are underfelted.

Insulation

There are areas which have not been adequately insulated and additional insulation should be provided to modern standards.

The cold water storage tank and heating expansion tank and pipework

We refer to these in S : 38:04 and S : 39:00 following.

An electrical light has been provided, the switch is located in the loft. Plastic covered wiring was noted.

7:05 Inside the loft side roof spaces : Repairs and maintenance

The following section sets out repairs and improvements which are considered necessary to put the roof timbers into a sound state of repair.

As previously stated, a Structural Engineer should provide a scheme to support the purlins and struts that have moved in the roof space causing humping at the party wall line and deflection in the roof slopes.

8:00 FLAT ROOF/S – EXTERNAL

(Flat roofs which cannot be seen have been specifically excluded although attention is drawn to their presence).

8:01 To the front elevation

The flat roof is covered with bituminous felt with granite chippings.

8:02 Restrictions on the internal inspection of the flat roof structures

We are unable to comment on the internal construction of the flat roofs without damaging investigations.

8:03 Construction of the flat roofs

The latest Building Regulations require flat roofs to be ventilated but these do not apply to this property. However it is important that adequate ventilation should be provided at the earliest possible time to minimise the possibility of fungal growth above the ceilings in the flat roofed areas. Should an undetected leak be present or occur in the future this lack of ventilation will encourage the growth of wet or dry rot. The condition of the flat roofs is such that it is leaking and this may already have caused rot to occur or will certainly aid the growth of dry rot in the future.

There is evidence of condensation on the ceilings of the rooms under the flat roofed areas and adequate ventilation should be provided and precautionary investigations carried out. We will happily advise on this aspect.

8:04 The condition of the flat roofs

The flat roofs to front elevation.

The following necessary repairs or maintenance works need to be carried out.

Due to long standing deterioration of the felt roof covering, the roof has been leaking for some time and the entire roof surface needs to be taken off, and new decking (boarding) provided properly aligned to slope to the guttering before the new waterproof covering is applied. Adequate roof void ventilation should be provided.

There is evidence of leaking internally and a full inspection is recommended prior to exchange of contracts.

9:00 VALLEY GUTTERS, BOX GUTTERS, PARAPET GUTTERS, PARAPETS

Valley Gutters (The 'V' shaped junctions between roofs).

Box Gutters (Flat gutters between roofs).

Parapet Gutters (Hidden flat gutters at the edges of the roof slopes).

There are no valley, box or parapet gutters.

10:00 GUTTERS AND DOWNPIPES WHERE VISIBLE

(Unless it was raining at the time of inspection it might not be possible to state whether or not the rainwater fittings are watertight or properly aligned. Gutters have been inspected within the limits of a 12' ladder).

10:01 Gutters

The gutters are of PVC. They were not tested but no apparent repairs are required. We were not able to fully inspect the high guttering.

Gutter joints do deteriorate with age and need for re-sealing must be anticipated from time to time.

10:02 Downpipes

The downpipes are of PVC. They were not tested. A number of downpipes do not connect directly to gullies and are causing dampness penetration.

11:00 LIMITATIONS OF OUR ROOF INSPECTIONS

The roof has been inspected within the limits of a 12' ladder.

12:00 THE MAIN OUTSIDE WALLS

(The main outside walls have only been inspected from ground level.)

FOUNDATIONS TO THE WALLS

(In the absence of instructions to fully expose the foundations you must accept the risks of unseen defects. However, unless mentioned below, the Surveyor has not noted any above ground defects which have been caused by defective foundations. Nor has the Surveyor noted any above ground defects likely to affect the foundations or signs of defective foundations.)

Walls

I. To the original structure

2. To the extension

1. Solid Construction

These are thought to be of solid brick construction 225 mm thick and plastered internally except where noted and are part rendered externally. Walls of this type have to be carefully maintained to preclude dampness and recommendations are made in S : 48:00.

2. To the extension

The walls of this property are built using cavity construction 280 mm thick outer and inner brick and concrete blockwork skins with a space in between. The two skins should be connected at intervals with metal wall ties. In recent years properties in many areas of the country have suffered from rusting of these metal ties. Deterioration of the wall ties will almost undoubtedly have taken place to some degree and will of course continue. In general all houses built with cavity walls before 1983 and some of later construction will be at risk before the end of their lives. Symptoms of tie failure and remedies depend on the age of the property, the type of tie used and the degree of rusting which has taken place. The effects of tie failure may, but not necessarily, result initially in horizontally cracking along the cement joints followed in extreme cases by bulges in the walls and eventual collapse. There are no outward and visible signs of corrosion of the wall ties at present but this is a progressive condition. You must accept the possibility of having to replace rusted wall ties as part of your long term routine maintenance. We have not been able to make any inspections of the wall cavities. Specialist inspection services are available and we await your instructions. The cavity walls will now need to be insulated to comply with current Building Regulations.

12:01 External walls : General remarks, repairs and maintenance

As seen within the limitations of inspection the external wall surfaces are in satisfactory condition except as noted below:-

Additional sub floor ventilation should be provided to the sub-floor spaces at the front and rear walls by the provision of additional air bricks.

The vegetation needs to be removed from the walls and the joints raked out and repointed where affected by the growth as it is causing damage to the walls and front flat roof.

13:00 THE DAMP PROOF COURSE AND SUB-FLOOR VENTILATION

(Comment is made as to whether apparent and effective.)

13:01 THE DAMP PROOF COURSE

In the original walls.

Where we were able to inspect the walls of the property have a conventional damp proof course which is not fully effective as noted in S : 20:00 later in our report.

The walls to the extensions

Where we were able to inspect the walls have a conventional polymer damp proof course

13:02 SUB-FLOOR VENTILATION

There appears to be an inadequate number of air bricks of sufficient size in the external walls to provide satisfactory ventilation under the floors as further discussed in S : 23:00.

Additional sub-floor ventilation is required as noted under S : 12:01.

14:00 SETTLEMENT, STRUCTURAL MOVEMENT AND DEFLECTION

(Movement of the structure sometimes causing cracking of the walls. Walls leaning in or out, or openings to windows, doors and bay windows being out of square).

14:01 SETTLEMENT / SUBSIDENCE

Within the limitations of inspection there is no evidence of current structural movement.

14:02 DEFLECTION

There are no signs of deflection in the external walls where we were able to inspect.

15:00 MINING

The property is not believed to be located in an area where past mineral extraction has taken place.

16:00 EXTERNAL JOINERY - INCLUDING OUTSIDE DOORS

(These have been examined as far as possible. The windows are discussed in S : 24:00).

16:01 BARGE BOARDS FASCIA BOARDS (gutter boards) SOFFITS (Closing off sections between the fascia boards and the property walls) / VERGE CAPPINGS (Timber battens on the edges of the roofs) SNOW BOARDS

The fascia boards soffits are of painted softwood. Fascia boarding behind gutters is often affected by wet rot and wood boring beetle and need for repairs must be anticipated in the fullness of time. The soffit boards on the front and side elevation requires repairs.

16:02 EXTERNAL DOORS

The doors are a mixture timber U.P.V.C. You should ensure you obtain all the existing door keys.

Recommendation

On taking occupation of the property the existing locks should be changed for security reasons.

Repairs as follows are required to the front door.

The door step (threshold) is worn and defective and needs repair. The door is stiff to open and close and needs to be eased. The door panels & rails are affected by wet rot and require repair with treated timber.

17:00 EXTERIOR DECORATION AND PAINTWORK

(The general condition only has been noted).

All exterior timberwork should be carefully checked for decay when redecoration is carried out and repairs undertaken as found to be necessary. The external paintwork should be maintained to a good standard to reduce the dangers of timber decay.

INSIDE THE PROPERTY

18:00 CEILINGS

(These have been inspected from floor level but fittings and false ceilings have not been removed).

The ceilings are thought to be of plasterboard

The Kitchen ceiling

The non-structural shrinkage cracks should be raked out and filled out prior to redecoration.

The Hall ceiling

We noted staining caused by a leak in the flat roof causing by penetrating damp and we make reference to this in S : 21:00.

The damp stained bulged areas needs to be cut out and replaced sealed prior to redecoration.

The landing ceiling

The non-structural general cracks should be raked out and filled out prior to redecoration.

19:00 WALLS AND PARTITIONS

(These have been inspected from floor level but furniture, pictures, mirrors etc. have not been moved).

The construction of the internal partition walls

The internal partition walls are of solid construction and plastered and decorated.

19:01 Structural Movement

The results of past structural movement have been noted in the 1st floor. This movement has caused the door openings to become distorted.

Some internal settlement has been noted but this is historical and of no structural consequence.

19:02 Wall Tiling

The tiled surfaces are generally in satisfactory condition

19:03 Dry Lining

(Walls which have been lined out internally).

None of the walls in the property are dry lined.

19:04 The condition of the internal wall surfaces

Walls in the kitchen

We noted staining caused by penetrating damp, please refer to S : 21:00. Redecoration is required to the walls together with spot renewal of ageing plasters.

Walls in the hall

Rising damp was noted to the side walls. The damp and defective plaster should be hacked off and the surfaces replastered and redecorated with emulsion paint after the treatment referred to in S : 20:00.

20:00 RISING DAMPNESS

(Damp meter readings have been made where appropriate and possible to the external and internal walls, floors etc. without moving heavy furniture, wall hangings, fixtures and fittings or dry linings).

Random tests for dampness were carried out using a moisture meter.

The deterioration of decorations is a common occurrence on walls affected by rising damp. Timbers in close contact with damp walls at low level, such as skirting boards and floor timbers, will often become attacked by one of the Wood Rotting Fungi.

Although a conventional damp proof course is said to have been provided, the walls in the Hall show continuing signs of dampness

Full repair costs can only be established by completely exposing the affected areas which has not been done.

The likely costs implications referred to in the Costings Section relate only to the repair of the areas we were able to inspect and not necessarily for full repairs.

Injected Damp Proof Coursing

Properly installed, an injected damp proof course can provide an effective barrier to rising damp in walls with defective damp proof courses no damp proof course as in the case of this property. The injected damp proof course must be installed so that moisture from the ground will not reach vulnerable materials or the inside of the building and the injection process must comply with British Standard 6576. You should ensure that any damp proofing company or builder you intend to have carry out the work is fully trained and skilled in this type of work, understands the relevant codes of practice and is prepared and able to fulfill at least a 20 year guarantee for workmanship and materials underwritten by suitable insurance.

Replastering associated with the provision of a damp proof course

Wall plaster on walls affected by rising damp contains salts from the soil which attract moisture. Unless such plaster is removed and replaced with a special plaster the walls will continue to attract moisture. It will be necessary to remove the plaster on the affected walls to a height of about three feet above the floor and to have such walls replastered.

Before applying any impervious wall covering such as wallpaper or tiles the walls must be allowed to dry - at least six months and sometimes twelve will be necessary plain emulsion paint not the vinyl or washable type, can be applied in the meantime.

21:00 PENETRATING DAMP & LEAKS FROM DEFECTIVE PIPEWORK & FITTINGS

Plastered solid external walls have very often been subjected to penetrating dampness over the years and need for at least some re-plastering must be anticipated when redecoration is undertaken. There is evidence of current penetrating dampness and once plaster has been affected it will be unsound particularly underneath wall papering.

The cost implications referred to in the Costings Section relate only to the repair of areas we were able to inspect and not necessarily for full repairs. We have included for works of repair and improvement to contributory matters such as the renewal of any defective rainwater guttering and downpiping. Without further investigations confirmation that no further defects exist cannot be obtained, and if you proceed without further investigations you must accept these risks.

22:00 CONDENSATION

There is no indication of any condensation in the property.

23:00 FLOORS

(Floor surfaces not covered with fixed coverings have been inspected where possible. Fixed floor boards have not been lifted. Fitted coverings have not been lifted but where possible corners have been lifted sufficiently to identify the type of the floor beneath.)

The Ground Floors

In the property the floors are constructed with timber boards laid across timber joists with an air space below.

Flooring overlaid with other materials

In the ground floor the floors have been overlaid with a further layer of laminated floor boarding. These coverings prevented inspection of the underlying surfaces and often indicate that the original flooring was defective. We recommend a builder is engaged to lift the overlying covering in order that the true condition of the flooring can be established prior to exchange of contracts.

Under Floor Spaces

As noted earlier in S : 13:02. There appears to be an inadequate number of air bricks of sufficient size in the external walls to provide satisfactory ventilation under the floors. Without an adequate

number of properly sized air bricks it is possible that dampness and condensation are present which can lead to outbreaks of wet or dry rot. Without extensive investigations it must not be assumed that there are no under floor obstructions preventing full ventilation to all areas. In the absence of instructions to fully expose the under floor spaces you must accept the risk of such defects existing.

Additional sub-floor ventilation is required as noted under S : 12:01.

First Floor

These are joisted and boarded throughout where visible No undue deflection or springyness was noted other than as noted below.

The Condition of the Floors

The following flooring defects were noted;-

The floor boards near to the w.c. are affected by wet rot.

The under floor spaces in the ground floor rooms are inadequately ventilated. This has could have led to an outbreaks of rot in the floor boarding and joists. A builder should be instructed to raise some floor boards prior to exchange of contracts to ensure that the lack of ventilation has not allowed condensation and moisture to encourage the growth of wet or dry rot.

The missing floor tiles in the bathroom need to be replaced.

24:00 WINDOWS

(These have been opened and closed where possible. Windows which could not be opened have been noted).

UPVC sealed double glazed units set in the brickwork are fitted to all window openings

The original windows have been replaced with UPVC units. Without damaging investigations we cannot confirm that the brickwork structure above the windows is properly supported, and that the heads of the replacement windows are not supporting the brickwork, for which they were not designed, but there is no external evidence of this.

All the windows are fitted with security locking devices. We have examined the windows which are all in satisfactory order.

25:00 DOORS, DOOR SURROUNDS, SKIRTINGS, PICTURE RAILS AND DADO RAILS

(Doors have been opened and closed where possible. Doors which could not be opened are noted below.)

Internal Doors

The doors are of painted timber. All the internal doors are in satisfactory order other than the:-

Door to the Living Room & Kitchen

No door is provided to this area and the missing door should be replaced.

26:00 FIREPLACES, FLUES AND CHIMNEY BREASTS

(Normally flues to open fireplaces should be swept prior to occupation. It is not possible to indicate the condition of flues or the presence of the flue liners. No assumption has been made as to the practicality of using the chimneys. Any defective chimney breasts within roof spaces have been referred to under Section 7:05.)

There are open gas fires in the original fireplaces in the living and dining area.

We could not ascertain whether the chimneys have has been properly lined with the correct type of liner for the fuel being used, or whether the internal flue walls are in satisfactory condition. None of the fireplaces were in use at the time of our inspection.

27:00 CELLARS AND BASEMENT ROOMS

(General comments only are made)

Not applicable to this property.

28:00 KITCHEN LAYOUT AND FITTINGS

Sufficient food and equipment storage units of poor quality are provided. The kitchen is fitted to a below average standard for a property of this type and age.

The kitchen is in need of general modernisation and improvement including the supply of an adequate number of storage cupboards. The asking price is considered to reflect this need for updating.

29:00 THE BATHROOM FITTINGS

We have examined the bathroom fittings which are all satisfactory

30:00 STORAGE CUPBOARDS

In relation to the size and nature of the property sufficient storage cupboards of satisfactory standard are provided

31:00 STAIRS

The staircase is of conventional timber construction and easy to ascend and descend

32:00 INTERNAL DECORATIONS

(General comments only)

It must be appreciated that the removal of household effects, fixtures and fittings often reveals fading, discolouration, and marks and holes in the decorations.

The internal decorations are generally only fair some redecoration is required as noted elsewhere in this report.

33:00 DRY ROT, WOOD BORING BEETLE AND WET ROT

(This section explains the type and significance of any such defects noted elsewhere in the report).

Note

The chemicals used in timber treatment may have toxic constituents as further explained in S : 36:00.

33:01 Dry Rot

There was no visible evidence of a dry rot outbreak at the time of our inspection. However, dry rot can live unseen and whilst we have taken all reasonable care in our investigations hidden dry rot could be present in areas we were unable to inspect.

33:02 Timber Infestations, etc.

Infestation by wood boring beetle is a problem which can affect untreated timbers anywhere in the country. The problem is very common. The term is used to describe attack by a number of wood boring insects, chiefly the common furniture beetle. The problem can be remedied provided it is dealt with properly. In most cases proper treatment with an effective wood preservative will eradicate the infestation and provide long term protection against re-infestation. Any structurally weakened timbers may need to be replaced.

There are no signs of flight holes of beetle infestations in the property where we made an inspection. Woodboring beetles can live in the wood for a number of years before they come out and you must appreciate that unless all the timbers have been treated hidden outbreaks may be present.

In our experience infestations by wood boring beetle are usually present in properties such as this and can spread through roofing, flooring, staircases and other timbers. A specialist company if instructed will make a thorough inspection and advise on the likely costs of any necessary remedial works. Without such investigations you are at risk of any infestation spreading unless a satisfactory guarantee is available covering all the timber in the property.

33:03 Wet Rot

There was no visible evidence of internal wet rot at the time of our inspection. We have taken all reasonable care in our investigations but hidden wet rot could be present in areas we were unable to inspect.

34:00 THERMAL AND NOISE INSULATION

(An overall comment only is made in connection with visible areas, but it may not be possible to verify the information given or the condition of the material. General recommendations are also made).

Loft Insulation

Any relevant comments have been made in S : 7:04 earlier in the report.

Heat and Energy Conservation

double glazing is fitted to the windows to reduce heat loss. This will also reduce the effect of external noise levels.

Thermal Efficiency (SAP rating)

We have not assessed the overall thermal efficiency of the dwelling, specialist companies are available who can prepare an energy audit.

Noise Insulation

The property is located in an area with high outside noise levels near an airfield near a busy road and you may wish to consider some form of noise insulation such as double or secondary glazing.

We are not aware of any particularly high external noise sources.

35:00 MEANS OF ESCAPE FROM FIRE AND SECURITY OF THE PROPERTY

(General comments only are made).

Means of escape from fire. Fire is always a danger but we see no extraordinary risks in this property.

36:00 OTHER MATTERS

36:01 DANGEROUS MATERIALS

(General comments only)

There is no visible evidence of the use of asbestos or other potentially dangerous materials in the construction of this property.

36:02 RADON GAS

You may have heard about this naturally occurring radioactive gas which has no taste, smell or colour, and the following notes are provided to give you a little more information.

A Government survey has shown that the majority of homes in the U.K. do not have significant radon levels. For most people, the risk from radon is insignificant compared to the other risks of everyday life, such as fatal accidents indoors. However some houses in some parts of the country but not as far as we are aware in this area have higher than average levels. Exposure to radon can, but not necessarily, increase over many years the risk of developing lung cancer. If you are worried that your house may have a high radon level and it is more prevalent in Cornwall, Devon, parts of

Yorkshire and Derbyshire and Scotland you should write to the National Radiological Protection Board, Chilton, Didcot, Oxon OX11 0RD.

The National Radiological Protection Board has identified the area in which the property is situated as one in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended.

It is not possible in the course of inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. In radon affected areas, free test instruments and results are available by post from the National Radiological Protection Board and other approved laboratories. The minimum testing period is three months. The National Radiological Protection Board strongly advises against using shorter term testing instruments as they can give misleading results. If tests have not been carried out, they are recommended. Where radon is discovered, it has been the experience of the National Radiological Protection Board that it is not expensive, in proportion to the value of the property, to effect the recommended remedial measures. The National Radiological Protection Board are located at Chilton, Didcot, Oxon, OX11 0RD

36:03 LANDFILL GAS

As far as we are aware without specific investigations, the property is not situated significantly near a landfill site - an area used for disposal of household or trade waste. Such sites can produce landfill gas, the quantity of gas generated can vary enormously and is extremely difficult to predict. The gas, if present, can at least be a nuisance and in some cases cause damage to people, property and vegetation. It can be controlled to reduce any problems. Most Local Authorities are currently identifying and investigating landfill sites in their areas and your Solicitor should make enquiries in this respect as noted in S : 3:00.

36:04 PROXIMITY OF OVERHEAD POWER LINES COMMUNICATION RELAY MASTS

There are no nearby overhead power lines.

36:05 CONTAMINATED LAND

Almost any previous use of the site, or the neighbouring site, prior to the property being built, can have given rise to 'contamination'. This is particularly probable where the contaminant is a gas, but can also occur by movement of noxious substances in ground water or by tipping or spreading of contaminated soil onto, or away from the land on which the property is built, or its garden areas.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property, and which may draw attention to any contamination, or the possibility of any such contamination. In undertaking our work we have assumed that no contaminative, or potentially contaminative, uses have ever been carried out on the property. We have not carried out any investigation into past or present uses of the property or of any neighbouring land to establish whether there is any potential for contamination from these uses or sites to the subject property and have therefore assumed that none exists

36:06 DRAUGHTPROOFING

Draughtproofing measures can improve the living conditions for the occupier provided there is still an adequate supply of fresh air to the room and its occupants. If full draughtproofing measures are taken without consideration for the ventilation requirements of that particular room, fuel burning appliances may not function properly, air borne contaminants may not clear, condensation and subsequent mould growth may become a problem.

Draughtproofing must not be carried out in isolation, consideration must also be given to the provision of controlled ventilation. The air requirements of fuel burning appliances must be provided and excess water vapour will need to be removed by ventilation to prevent condensation. In particular:

- Ensure each room has adequate ventilation.
- Have some means of increasing ventilation to the kitchen and bathroom during or immediately after use, extraction fans are very good but must not be fitted in any room (including a kitchen)

containing open flued appliances burning solid fuel or oil. Check with the Gas Board if a gas appliance drawing air from the room is installed before installing an extractor fan.

- Check there is sufficient permanent ventilation for any form of boiler, heater or open fire.

- Check that secondary glazing does not interfere with opening of windows or permanent vents.

36:07 TELEPHONE

The property is wired for a telephone.

TELEVISION

The property has a television aerial.

37:00 ATTACHED STRUCTURES

(General comments on construction and any necessary repairs only are given).

The conservatory

The area is in satisfactory order.

38:00 SERVICES

(The inspection of the services, any water storage tanks, hot water cylinders and mains and distribution pipework has been limited to those areas which are visible. No comment can be made as to the soundness of any pipework, wires or fittings which are not visible and you must recognise the risk of defects in such hidden areas).

38:01 The Electrical Installation

The electricity is supplied from the mains

Where visible the installation is generally carried out using plastic covered wiring, plastic switches and sockets. A partial re-wiring of the lighting and power circuits may be necessary.

Recommendation

The installation is now of an age when re-wiring may be necessary. We recommend a qualified electrician be instructed to test the installation prior to exchange of contracts. to ensure the installation is up to standard or to ensure the need for any necessary repairs or improvements are brought to your attention.

38:02 The Gas Installation

The property is not connected to the gas supply. As far as we are aware there is no gas available in the road in the village in the locality. The gas is supplied from the mains to a meter and fittings.

The gas fittings and pipework have not been tested.

Generally

In the absence of a test and report by a qualified gas fitter you must understand that there may be defects to the pipework and installation.

38:03 The Water Supply

The property is connected to the mains water supply.

The outside stop cock

The outside stop cock is located in the pavement.

38:04 Cold Water

The main supply pipework

The main supply pipework is of copper and is in satisfactory condition where visible within the property.

The Cold Water Storage Tanks (for domestic use)

The tanks is located in roof void and is of the usual size

Necessary Repairs:-

The tanks needs insulating and a cover

38:05 Hot Water

The hot water is provided by:-

The central heating boiler and an immersion heater.

The Hot Water Cylinder

The hot water cylinders is located in the roof void It is of copper construction and of the usual size and in adequate condition where visible.

38:06 The Distribution Pipework

Material

The hot and cold water supply pipework is of copper and in satisfactory condition where visible. Water pressure at the taps is satisfactory.

39:00 SPACE HEATING

Central Heating

Full central heating has been provided. The boiler was not running at the time of our inspection.

The rooms are heated by:-

A floor mounted gas boiler unit serving hot water radiators

We did not test the heating installation. We recommend this is done prior to exchange of contracts.

Boiler Flue

The boiler is fitted with a flue directly through the walls appliances. The outside of the flue pipes is inadequately not protected

Heating Contractors Reports

You did not ask us to obtain a heating contractors report, nor have we assessed the adequacy of the heating unit or radiators to adequately heat the rooms. The heating unit is however of the usual output to heat a property of this type under normal conditions.

Important Note : Air Supply to Boilers

Fitted boilers must be provided with adequate external ventilation to comply with safety regulations. This does not appear to be provided and the appliances should be turned off until remedial works have been carried out to comply with these regulations.

For gas appliances any question of doubt should be referred to the Gas Board.

Radiators

The radiators are of modern steel panel design and are generally of adequate size to heat the rooms under normal conditions. They are in satisfactory condition.

The Feed Expansion Tanks (for the heating installation)

The tank is located in the loft

Necessary Repairs

The tank needs insulating and a cover

40:00 THE OUTSIDE PLUMBING AND DRAINAGE

(Our inspection of the outside plumbing and drainage was limited to those areas which are visible. No comment can be made as to the soundness of pipework or fittings which are not visible and you must recognise the risk of defects in such hidden areas. In the absence of a test and report by a drain testing contractor you must accept that there may be defects in those parts of the foul and storm water drainage installations which are covered up and cannot be inspected.)

The Waste and Overflow Pipes

Material

The waste and overflow pipes are all of plastic and are in satisfactory order where visible.

The Main Waste Soil Vent Stacks

These are of cast iron and PVC.

The Foul Drainage System

A manhole has been provided which is adequate to enable inspection and maintenance of the installation.

The manholes are built of brickwork and part rendered with a cast iron covers. The pipework is of salt glazed ware and rigid plastic where visible and is laid to a self cleansing fall where visible.

Necessary Repairs

The loose manhole cover framing in the front drive requires fixing.

41:00 THE GARDEN AREAS, GARAGES ETC.

(This section sets out the details of any significant repairs and maintenance works which need to be carried out to any outbuildings, garages and garden areas.)

Boundaries

The boundaries are clearly defined on site by inspection

Gates

The timber side gate and posts requires repair

Gardens

The gardens are generally well maintained

Patio

The sunken pavings need to be lifted and re-laid to the front hardstanding and rear patio.

Trees

In the garden of the property

None of the trees are sufficiently close to the property to create damage by root growth.

42:00 INDICATIVE COSTINGS

In accordance with the agreed Conditions of Engagement we have not prepared any budget costs for repairs at this stage.

Based on the investigations we have been able to carry out and without any allowances for the cost of repairs to any defects which may be discovered in hidden areas or areas of risk which could not be examined during our inspection we anticipate a budget expenditure of **£5000** may be required to deal with the repairs under the headings set out below. This figure does not include any remedial works to the partly built Extensions.

Roof external – repairs only to flashings
Roof Internal (loft repairs)
Drainage works and manhole
Flat roof repairs
Under floor space ventilation
Treatment of penetrating damp
Door repairs
Provision of new Kitchen fittings
Electrical works
Plumbing and heating installation
Treatment for Rising Damp and replastering
Remove Vine from front elevation wall and carry out repairs to surrounding area
General internal repairs

We have not included for external and internal redecoration.

You are most strongly advised to await the results of any further investigations recommended in the next section and similarly seek Builders estimates before exchange of contracts. Initial budget estimates are very often exceeded once work is put in hand and builders prices can vary considerably.

Should you proceed to purchase, any recommendation to have work carried out should be treated as urgent.

43:00 RECOMMENDED PRECAUTIONARY ADDITIONAL INSPECTIONS, SPECIALIST SURVEYS, TESTS, REPORTS AND ESTIMATES

Any specialist firms should be instructed to examine all areas or all parts of the installations and not confine their inspections only to the areas mentioned in this report.

For the treatment of rising damp.

Of the roofs void. (structural engineer)
Allow a budget cost of £400

Of the electrical wiring and circuits.
Allow a budget cost of £80

Of the ground floor voids by specialist Damp company

44:00 CONCLUSION

If you intend to proceed with the purchase, you are strongly advised:-

(i)to provide your Legal Advisers with a copy of this Report as a matter of urgency, drawing their attention in particular to this section and to the following item (ii) of this paragraph;

(ii)to confirm with them that (in addition to making the necessary standard searches and enquiries) they will check and confirm not only each of the items referred to in Section 3.0 but also the assumptions made in arriving at the Open Market Value for the property;

(iii)to let the Surveyor know as soon as possible if the Legal Advisers find any of the above information to be inaccurate (because that may affect adversely the valuation).

When you have received any recommended quotations, and your Legal Advisers have completed enquiries, matters may have arisen which may cause the Surveyor to reconsider the advice given and/or the valuation. You may wish to contact us as soon as you receive the relevant quotations and/or Reports.

Should you thereafter proceed to purchase, any recommendation to have work carried out should be treated as urgent.

If urgent repairs are not carried out, further deterioration and damage may occur with subsequent increased risk and increased costs. You may also find that satisfactory repair of some, or all, of these defects may be required as a condition of a mortgage loan.

In view of the cost of repairs necessary to put the property in to good order it is strongly recommended that the exchange of contracts price be re-negotiated to a more realistic figure.

Comments on the partly constructed Extensions

We were informed that the construction of the 2 storey extension begun around 1992 and went on for some 2 years. As it was started over 10 years ago, it will be necessary to check with the Local Authority Building Control as to whether the correct periodic inspections were made and also as to what improvements must be added when construction begins again as the Regulations have changed considerably.

I would suspect that the foundations will be sufficient if inspected back in 1992 and that part of the walls will be OK but believe that partial demolition may be required to allow for improved insulation to the walls.

It is noted that the timber floor decking and joists which have been exposed to the elements are now defective and must be removed and new fitted. All exposed timbers will need replacement.

In the existing garage area, it is noted that only temporary connections have been made to part of the drainage system and this will need completion.

Budget costings are thought to be in the region of £8000 for putting the extension into satisfactory condition prior to commencing any new building works.

45:00 OBSERVATION AND COMMENTS

Maintenance Costs

A regular inspection of your property will possibly reduce excessive repair costs. With this in mind, we attach a list of the most vulnerable parts of your property which should be looked at from time to time. If such inspections are undertaken, and action taken as necessary the future sale of the property may be made easier than if the property is not as well maintained as it should be.

PURCHASERS RISK

The purchaser is made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. The Surveyors await instructions to carry out recommended further investigations and to arrange for specialist reports. The purchaser proceeds to purchase in full knowledge of these risks.

46:00 VALUATIONS

BASIS OPEN MARKET CAPITAL VALUE

The Open Market Capital Value is our opinion as to the figure at which the property might reasonably be expected to be sold by private treaty at the date of our valuation assuming:-

Complete vacant possession or subject to tenure of part or the whole of the property as described herein:-

A willing seller.

A reasonable period within which to negotiate the sale taking into account the nature of the property and the state of the market.

Values will remain static throughout the period.

The property will be freely exposed to the market.

No account is to be taken of an additional bid by a special purchaser.

Our valuation does not take into account the expenses of realisation or any liability to taxation upon sale.

On the date of inspection, in present condition, freehold, with vacant possession, taking into account the limitations noted in the report and excluding any development value unless otherwise stated, the open market value is in the region of **£ 315,000** excluding the value of fittings and carpets.

INSURANCE VALUATION FULL REINSTATEMENT

(This reinstatement figure must not be confused with the valuation above)

In its present form, for insurance purposes a minimum fire reinstatement value will be in the region of **£210,000** inclusive of allowances for Architects, Surveyors fees, demolition, site clearance and extra re-building costs. This insurance reinstatement figure has been calculated in accordance with the tables prepared by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

47:00 OBLIGATORY NOTES

This report provides a general guide as to the state of repair. No exposure work whatsoever has been carried out, the foundations have not been inspected, nor any chimney stacks other than from the ground, plasterwork has not been tested, no under-flooring inspections made unless stated and flooring where concealed by coverings was not inspected. Flues were not inspected nor electrical, gas, water or drainage tests carried out.

LIMITATIONS

Regarding the Content of the Report

In making the report the following assumptions have been made.

(a) That no alumina cement concrete or calcium chloride additive or other deleterious materials or techniques were used in the construction of the property and that there are no serious defects in the state of any wall ties or cladding fixings.

(b) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown.

(c) That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by statutory notice and that neither the property nor its condition nor its use nor its intended use is or will be unlawful.

(d) That inspection of those parts which have not been inspected would neither reveal material defects, nor cause the Surveyor to alter the valuation materially.

Regarding the Use of the Report

This report shall be for your own and your Professional Advisers use and may not be reproduced in whole, or in part, or relied upon by third parties for any use without the express written authority of Sturdy Pearson Chartered Surveyors should you not act upon any specific reasonable advice contained in the Report, no responsibility is accepted for the consequences.

CONFIDENTIALITY

Sturdy Pearson Chartered Surveyors undertake to maintain strict confidentiality of the client for whom the report is prepared until such time as a purchase is concluded, or any offer to purchase withdrawn.

I certify that the subject property has been inspected by me that I valued the property and prepared this report.

Signed

C F Pearson MRICS, FCIOB Chartered Building Surveyor:

GENERAL MAINTENANCE NOTES

These notes are provided as a guide to enable you to inspect your property on a regular basis to help keep it in good order. They must not be considered in anyway definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs at a lower level than neglect which may lead to more expensive repairs.

You should look at:-

The Roofs

Check that all the tiles and slates are in good order and replace any that are cracked, slipped or gale damaged. Ensure that the cement pointing at the roof edges is kept in good condition.

Flat Roofs

Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed have these repaired.

Lead and Cement Flashings

Lead flashings should lay properly, cement flashings should be free from cracks.

Flashings of cement are not fully satisfactory and are best replaced with lead.

Guttering

Should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out gutters regularly to remove weeds, leaves and granite chippings.

Gutter joints do deteriorate with age and the need for re-sealing must be anticipated from time to time.

Downpipes

Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level, if any downpipes discharge over gully grids clear and maintain brick surrounds to stop debris blocking the gullies.

Replace or repair missing or defective sections immediately.

Chimneys

Keep chimney pots in good order and ensure they are securely cemented to the top of the chimney. Keep the brickwork cement joints in good condition, if you notice any cracking of the brickwork have it repaired at once.

If television aerials have been fixed to the chimney ensure that they are properly secured.

External Joinery to include Gutter and Barge Boards, Verge Cappings and Snow Boards

Keep in good repair and well decorated.

Outside Walls

1. Make sure the cement joint protecting the damp proof course is kept in good condition.
2. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
3. Make sure that the cement around the waste pipes is in good condition.

4. If you notice any minor cracks rake out the cement and renew it. If you are concerned about cracks seek the opinion of a Chartered Surveyor.
5. Generally keep the brickwork cement joints in good order particularly in solid walls. Poor maintenance of brick pointing leads to damp penetration internally and damage to the brick surface externally.
6. Keep soil and paths 6" below the level of the floors inside to prevent dampness.
7. If there are air bricks make sure they are in good order and free from blocking with soil or grass.
8. If the walls are cement rendered make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
9. Regularly redecorate any painted walls or timber boarded areas.

Windows and Doors

1. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
2. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
3. Replace broken sash cords and window catches.

Inside the loft

1. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
2. Check the chimney brickwork for heat cracks.
3. Make sure the roof timbers are not broken or split.
4. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
5. Insulate the loft if it has not been done. Do not insulate tight up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
6. Look for woodworm holes and if in any doubt have a specialist firm make an inspection.
7. Check ceilings under flat roofs for any signs of leaks in the roof surface outside and repair affected areas immediately.

Plumbing Heating and Electrics

1. Ensure the external and internal stop cocks are readily available in an emergency.
2. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks, and wash basins. Replace tap washers if taps drip.
3. Have the central heating appliances annually serviced by a qualified person.
4. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits and fire.

We strongly advise that the Electrical Installation is checked by the Electricity Board at least every three years as cables and fittings do deteriorate with age.

Decorations

1. Try to keep the ceilings, walls and woodwork in good decorative condition. Outside paintwork should not be left more than 5 years and often less without attention.

Drainage

1. Periodically lift the manhole covers, and have the drains cleaned out if necessary. Keep manhole covers and surrounding cement work in good condition.

2. If you have a septic tank have it pumped out at least once a year.

In the Garden

1. Keep the hedges, walls, fences, gates, paths and driveways in good order.

2. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes leading to the foundations being affected.

3. Cut back wall creepers regularly, they can destroy the cement joints between the bricks, encourage dampness and insects, and block gutters.

Outbuildings / Garages

1. Check the roofs, gutters, downpipes and walls as suggested for the house.

2. Regularly redecorate timber surfaces.

3. Keep the door hinges, pulleys and locks well oiled. Clean out any sliding door channels from time to time.

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

concerning the materials, construction, services, fixtures and fittings, etc., that:

No significant defects or cause to alter the valuation would be revealed by an inspection of those parts which have not been inspected;

No hazardous or damaging materials or building techniques have been used in the Property; there is no contamination in or from the ground; and the ground is not land-filled;

The Property is connected to, and there is right to use, the reported main services; and

The valuation takes no account of furnishings, removable fittings and sales incentives of any description.

concerning legal matters, that:

The Property is sold "with vacant possession" (i.e. only you will be entitled to occupy it when it is sold);

No laws are broken by the condition of the Property or by its present or intended use;

The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and

The Property has the right to use the main services on normal terms; and the sewers, mains services and roads giving access to the Property have been "adopted" (i.e., are under local authority, not private control).

LEASEHOLD PROPERTIES

PLEASE NOTE

This Appendix is an integral part of the Survey for all Leasehold Properties.

Everybody planning to buy a Leasehold Property (most flats and maisonettes and a few other properties are Leasehold) is advised to pay particular attention to the terms of the Lease.

Your Legal Advisers, who are responsible for checking the Lease for you, do not normally see the property - so it is only the Surveyor who has the opportunity to note any specific features which may have legal implications.

Any such matters are reported in Section E: Legal and Other Matters (where you are advised to pass a copy of the Report immediately to your Legal Advisers).

In arriving at the opinion of the Open Market Value of the property (Section G: Valuation), unless otherwise stated, the Surveyor assumed that all the terms of the Lease which might have an affect on the value of the property are standard ones and that only a small ground rent is payable. This should not be relied upon, however, without being checked by your Legal Advisers.

You are advised to ask your Legal Advisers to supply the answers to the following questions:

- a) Are the other flats occupied by owners or tenants?
- b) Is there a Management Company and/or Managing Agent correctly set up to deal with the running and maintenance of the block containing the property?
- c) Does a suitable annual maintenance and replacement fund exist, with suitable reserves, to deal with general cleaning, maintenance and repair of the common parts, and repairs to the main structure, centralised heating installation, lifts etc.?
- d) What is the ground rent; what sum was last paid as a maintenance/service charge, and what period did it cover; and are the maintenance and/or service charge accounts satisfactory and up to date?
- e) Is there evidence of regular maintenance of services; and are there satisfactory current certificates for the testing, servicing and maintenance of the following common services; (1) the lifts; (2) the fire escapes and fire alarms; (3) the security systems(s); (4) any common water/heating system; and (5) other communal facilities?
- f) Are there any existing or foreseeable management problems or disputes, or any known outstanding repairs or programmed works, which would affect the level of the service /maintenance charge payable?
- g) Is the liability clearly set out - as between the Leaseholders, the Freeholders and the Management Company - for repairs to the property and to the common parts and the main structure; is the liability shared equally between the Leaseholders; and is there suitable machinery for settling any disputes which may arise in this are?
- h) Is it the Management Company or each individual Leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- i) Are there any unusual restrictions on the sale of the property
 - Full details of these assumptions are available from the Surveyor. The most important are, in brief:
 - If there are more than six properties in the building, the property is managed either directly by the Freeholder or by a professional Managing Agent;
 - If there is more than one block in the development, the Lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block containing the property;

- There are rights of access and exit over all communal roadways, corridors, stairways etc, and to use communal grounds, parking areas and other facilities;
- Where there is more than one Leaseholder, all the Leases are the same in all important respects;
- The Lease has no particularly troublesome or unusual restrictions;
- There is no current dispute over the Lease or any outstanding claim or law suit concerning it;
- The unexpired term of the Lease is at least 70 years;
- The property is fully insured