

Les Yates Surveys Ltd
Regulated By RICS



RICS Home Surveys

Survey level two: HomeBuyer report - Survey

Property address

Stickens Lock Lane

Client's name

x

Date of inspection

xxxxx

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A

Introduction to the report

This HomeBuyer Report (Survey) is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The HomeBuyer Report (Survey) aims to help you:

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

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer (Survey) Service' at the back of this report.

Property address

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B

About the inspection

Surveyor's name

Les Yates MCIQB Assoc RICS

Surveyor's RICS number

5627751

Company name

Les Yates Surveys Ltd

Date of the inspection

xxxxxxx

Report reference number

HBR Y.G/001

Related party disclosure

None.

Full address and postcode of the property

Stickens Lock Lane

Weather conditions when the inspection took place

It was sunny and cold

The status of the property when the inspection took place

Occupied and fully furnished. Floor coverings fitted throughout.

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B

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

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

NI

Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.

 Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

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Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the 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.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section.

Our overall opinion of the property

This property is relatively modern and generally in reasonable condition. However, it is at an age where repair and maintenance is required and you must be prepared to accept the cost and inconvenience of dealing with the various external and internal repair and improvement works outlined in the report. The majority of these items are common in properties of this age and type and provided that the necessary works are carried out to a satisfactory standard, there should be no special difficulty on resale in normal market conditions. Nevertheless, it is essential that the property is kept in good repair in order to maintain its value in relation to the market.

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C

Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	E6	Outside doors (including patio doors)
G: Services	G1	Electricity
G: Services	G2	Gas/Oil
G: Services	G3	Water
G: Services	G4	Heating
G: Services	G5	Water heating
G: Services	G6	Drainage

2

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
E: Outside the property	E3	Rainwater pipes and gutters
E: Outside the property	E5	Windows
E: Outside the property	E7	Conservatory and porches
F: Inside the property	F1	Roof structure
F: Inside the property	F2	Ceilings
F: Inside the property	F3	Walls and partitions
F: Inside the property	F4	Floor structure
F: Inside the property	F6	Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)
F: Inside the property	F7	Woodwork (e.g. staircase and joinery)
F: Inside the property	F8	Bathroom and kitchen fittings
H: Grounds (part)	H1	Garage
H: Grounds (part)	H3	General

1

Section of the report	Element number	Element name
E: Outside the property	E4	Main walls
E: Outside the property	E8	Other joinery and finishes
F: Inside the property	F5	Fireplaces, chimney breasts and flues

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About the property

Type of property

Detached

Approximate year the property was built

2002

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	1			1	1		1	1	Dining
First		3	2						
Second									
Third									
Other									
Roof space									

Construction

The property comprises a detached house with a pitched roof covered with concrete tiles. Main external walls are brick faced of cavity wall construction with dry-lined internal finishes to external walls. Floors are of solid concrete to the ground floor and suspended timber to the first floor. There is a brick built detached garage with a pitched concrete tile covered roof.

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D

About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy Efficiency Rating

C71

Environmental impact rating

C72

Mains services

The marked boxes show that the mains services are present.

Gas



Electric



Water



Drainage



Central heating

Gas



Electric



Solid fuel



Oil



None



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

Gas fire (not tested).

Grounds

The property has a lawned front garden and a macadam driveway. Access to the rear garden is through a timber gate. The rear garden has shrubbery borders, a lawn and a gravel seating and play area. It is bounded by timber close boarded fencing.

Location

The property is in a large established residential area convenient for local amenities including shops.

Facilities

The local facilities include shops, supermarkets, primary schools and local train and bus services. Recreation parks and railway stations are within a reasonable walking distance.

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Local environment

The property is situated in an urban area of privately built houses. The property may also be located within a smoke control zone (Section I3).
According to the Environment Agency Long Term Flood Risk Information this property is in or near a flood risk area

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Outside the property

Limitations to inspection

None.

1 **2** **3** **NI**

E1 Chimney stacks

Condition rating NI

NI

E2 Roof coverings

The main roof is covered with concrete tiles and I believe overall in good condition. However, The front valleys to the pediment require repair to the mortar pointing and remove the moss. The valley tray to the right hand valley has been installed with excessive overhang into the gutter, this is impeding the gutter and causing a blockage. One tile is loose adjacent to the right hand valley and a dry verge cover is loose to the left verge of the pediment

No roof leaks were evident at the time of the survey.

Moss growth is evident on the roofs. If left to build up this can impede the run off of water causing the deterioration of the covering and block rainwater goods.

For safe access, scaffolding or access equipment will be needed for most repairs and maintenance works to the rainwater fittings, which can be expensive. Repair works are best carried out by a competent roofing contractor or builder

2

Property address

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Loose mortar and a build up of moss



Valley tray requires shortening and tile re-fixing. Note blocked gutter

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Dry verge is loose to front pediment

Condition rating 2

E3 Rainwater pipes and gutters

Rainwater goods are formed in uPVC and are generally in good condition. Guttering of this type is prone to leakage and does require regular maintenance to avoid water ingress and damage to internal finishes and services. As part of any future remedial works to the main roof, it is advised that all gutters are cleared and repairs undertaken to any displaced and leaking joints as necessary.

For safe access, scaffolding or access equipment will be needed for most repairs and maintenance works to the rainwater fittings, which can be expensive. Repair works are best carried out by a competent roofing contractor or builder.

2



Blocked gutters holding water

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Gutters and rainwater pipes require cleaning and maintenance to the joints

Condition rating 2

E4 Main walls

The walls are constructed of cavity brick incorporating decorative coloured brick bands and have a PVC dampproof course. The openings in the brickwork are supported by steel lintels

There is no sign of significant movement or deflection in the walls. The gable which is in close proximity with the adjoining property is sheltered and algae has appeared on the brickwork. Pressure washing is not advised as this will cause the bricks to absorb more moisture. Scrubbing with jeyes fluid removes the algae and inhibits regrowth.

2



Algae has formed on the sheltered SW facing gable end

Condition rating 2

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E5 Windows

2

The window frames are of uPVC construction with sealed double-glazed units and appear to be in a serviceable condition.

The windows require some attention to lubricate hinges, renew internal and external seals, service locks and tighten loose handles. Cleaning with a proprietary u-PVC cleaning product will prolong the appearance of the white - PVC.

Glazing appeared to be in good condition at the time of the survey, in some weather conditions faulty glazing units may not be apparent and replacement should be anticipated. Any new or replacement window (and door) frames that were fitted after April 2002 should have either building regulation approval or have been installed by a member of a 'competent person scheme', such as FENSA, CERTASS etc. These are government approved trade associations whose members can self-certify that their installations meet the standards of the building regulations. You should ask your Legal Adviser to check whether these frames comply and whether there is a guarantee available (see section I2 – Guarantees). - The window lock keys should be kept readily available to allow for emergency escape.



Renew seals around windows and clean frames with proprietary PVC cleaner

Condition rating 2

E6 Outside doors (including patio doors)

3

The front and rear entrance doors are composite doors in timber frames, both have multi point locking systems. There is an aluminium sliding patio door to the rear entry to the conservatory.

The front entrance door frame as a rotten frame which requires replacing, these door types are supplied as a kit and therefore the door may have to be replaced as it is integral with the frame. Adjustment to the door is required to reduce draughts. The rear entrance door is of the same construction and required decorating, the door is catching in the frame and requires easing. Both doors require new external mastic seals and draught seals.

The aluminium doors are not exposed to the elements and are in good condition.

- When taking up occupation, it is advisable to change the locks. - The keys should be kept readily available to allow for emergency escape.

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Front entrance door sill is rotten

Condition rating 1

E7 Conservatory and porches

Serving the front entrance there is a brick built porch with a concrete tiled roof which is sealed to the main wall with lead flashing, it has a u-PVC door and a U-PVC window. All are in good condition. The porch / entrance hall area is reported to be very cold and will not retain heat. It is unknown if the small loft space above the hall is insulated, this could be inspected by drilling a small hole big enough to probe or to insert a borescope.

The conservatory requires maintenance work to replace missing plastic components including the roof tie bar boss cover and the external frame cover and also to clean moss and algae from the frames, roof and gutters. The French doors leading to the garden require adjustment and servicing of locking components to ease operation. This is a relatively old conservatory and safety glass kite marks were not visible, therefore it is assumed that the glass is not annealed or laminated.

2



Property address

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Missing cover to aluminium frame

Condition rating 2

E8 Other joinery and finishes

The other areas of external joinery are formed with PVC-u boarding and are in good condition.

Due to the extensive use of PVC-u, little external decoration will be needed, but the plastic would benefit from occasional washing. Proprietary cleaners are available, which will give a better finish.

Condition rating 1

1

E9 Other

Access may be needed onto adjoining land in order to undertake general maintenance to fences and external elements of the property that form a boundary or are in close proximity to the adjacent land. Reciprocal access may also be needed by the neighbouring owners. There are no other external matters affecting the main property.

NI

Property address

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F

Inside the property

Limitations to inspection

Furnishings, carpets and floor coverings. Fitted loft insulation in roof space.

1 2 3 NI

F1 Roof structure

Access to the main roof space is gained via a hatch in the landing ceiling. The roof is constructed of preformed truss rafters. The underlayment sarking felt is the non-breathable bituminous type which is a secondary barrier against driven rain. This underlayment should protrude from the lower roof edge and lap into the gutters. The photographs could not determine the presence of the underlayment lapping into the gutters. Bituminous felt perishes in U.V light and becomes brittle, if this occurs driven rain can fall behind the gutters and down the fascia boards and walls. A cost effective repair is to insert PVC dampproof course below the bottom edge of the underlayment thus creating a new lap into the gutter.

Timbers appeared to be in good condition. However, there is staining and saturation which indicates condensation within the roof space.

Water was dripping from the timbers and felt at the time of the survey and saturated insulation was widespread. Lifting the insulation revealed wet patches on the ceiling.

Following the installation of loft insulation, the air in the rooms below becomes warmer, which means it can hold more moisture, absorbed from the normal human activities of cooking, showering, breathing and perspiring. This warm, moisture-bearing air then passes through the top-floor ceilings into the cool loft. A vapour barrier should be fitted on the "warm" side of the insulating material.

In the case of loft insulation, this could easily be done by draping a sheet of polythene loosely across the joists, before fitting the insulation.

The loft provides useful storage, but it should never be overloaded as this can cause sagging of the joists and damage to the ceiling finishes. All stored items should be well protected. You should formally confirm with the vendor that if he will remove any personal items currently remaining in the roof void prior to sale.

- Mice and other vermin are common in lofts and often enter buildings during autumn as the colder weather approaches. As electrical cabling and insulation could be harmed, poison should be carefully laid in covered bait boxes or traps set.

2

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Condensate (the liquid formed by condensation) is clearly visible



Saturated insulation is adding to the problem and is causing wet patches to develop on the bedroom ceiling below

Condition rating 2

F2 Ceilings

The ceilings are of plasterboard construction and in reasonable condition with few undulations or blemishes. However, repairs are required to areas affected by water staining to the ground floor from a leaking shower and to the second floor which is caused by saturated loft insulation. There are nail pops that require filling and painting.

2

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Leaking shower has caused water staining to the ceiling in the lounge and dining room

Condition rating 2

F3 Walls and partitions

The internal walls and partitions are constructed of masonry and studwork with dry lined and boarded finishes. There is tiling to the 'wet' areas. Some minor repairs to the fill nail pops and blemishes in the walls are required prior any redecoration.

Zero moisture readings were recorded at ground floor level within the wall fabric. However, high moisture readings were recorded around the en-suite predominately around the shower area. The FLIR moisture meter penetrated deeper into the fabric than the standard pin meters and a higher reading with the FLIR is common.

2



Moisture within the wall fabric adjacent to the shower

Condition rating 2

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F4 Floors

The floors are solid concrete to the ground floor and suspended timber construction to the first floor.

The upper and ground floors were found to be sound and level within acceptable limits for domestic construction.

The floorboards to the first floor creak, screwing the boards down can be a simple remedy to this taking care to locate services below the boards prior to inserting screws.

The en-suite floor recorded a high moisture content adjacent to the shower. This could be related to the shower door leaking. Further investigation is required.

Furniture, finishes and floor coverings prevented a detailed inspection.



High moisture content in the en-suite floor

Condition rating 2

2

F5 Fireplaces, chimney breasts and flues

There is one fireplace within the living room with a gas fire fitted, which should be tested, prior to use (see Section G2 Gas/oil).

Older flue linings inevitably deteriorate over the years and re-lining may be needed. This is always a requirement if high performance appliances are to be installed.

1

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Gas fire should be tested prior to use

Condition rating 1

F6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)

The kitchen fittings are dated but functional. Some repairs are required to kickerboards and general maintenance to doors. Due to the age of the components a replacement kitchen may be considered.

- Your Legal Adviser should confirm what appliances (if any) are to be included in the sale.

2



Dated kitchen units

Condition rating 2

Property address

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F7 Woodwork (e.g. staircase and joinery)

Softwood joinery is installed throughout the property with painted door linings, skirtings and architraves.

The internal doors are of the hollow core panel type and have been installed throughout the property. The doors require easing and adjusting and work to re-fix the upper hinge to the front bedroom door and to check and secure the latches where necessary.

The newel post to the stairs on the landing is beginning to work loose. This will eventually require repair as it deteriorates with use.

Condition rating 2

2

F8 Bathroom fittings

Within the family bathroom there is a bathroom suite. The suite appears to be original to the building.

The bath taps are tarnished and loose and silicone around the bath is beginning to become mouldy.

There is a toilet and wash basin located in the porch. This is in good condition.

- Sanitary fittings, particularly showers, are often a source of water leakage and periodic attention, particularly to the edge seals, is likely to be needed to prevent possible problems. Repairs can be very disruptive.

Flexible sealant around the various sanitary and kitchen fittings should be checked regularly and maintained to prevent water penetration and decay to hidden timbers.



Taps are tarnished and loose.

Condition rating 2

2

Property address

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F9 Other

Heat detectors and carbon monoxide detectors are present. However, heat detectors and carbon monoxide detectors should be tested and maintained regularly (See section J3 – Risks to People).

Security Alarm

There is an intruder alarm installed to improve security. The system was not tested during this survey

The extractor fan in the en-suite is very noisy when operated and is therefore isolated and out of use. Also, the flexible duct from the extractor is damaged which will restrict the efficiency of the fan. A new high performance fan connected to a semi flexible or rigid duct pipe will remove excess moisture during showering and the stronger duct pipe will prevent the pipe from being crushed under the insulation.

NI



Duct pipe should be straight and undamaged for maximum efficiency

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G

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, or meet modern standards.

Limitations to inspection

None.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

Mains electricity is connected via an underground supply with the meter situated in the external box. The consumer unit has short circuit protection provided by MCB and RCD circuit breakers. Your Legal Adviser should ensure that there is adequate certification provided by a registered electrical contractor covering the entire installation (See section J3 – Risks to People). In any event, as the occupancy of the property is changing, it is recommended that an Electrical Installation Condition Report should be undertaken by a registered electrical contractor (<http://electricalcompetentperson.co.uk/>). (further inspection). The contractor should also provide appropriate certification upon the completion of any necessary works. You should also carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken prior to redecoration. A registered electrical contractor should carry out any larger repair and alteration works, or they now require building regulation approval.

3

Notes: - Electrical faults are a major cause of fires and it is essential that periodic safety inspections are undertaken by a registered electrician.

Condition rating 3

G2 Gas/oil *Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.*

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<p>Mains gas is connected with the meter located in the external box.</p> <p>The gas installation and all appliances should be inspected for safety annually by a member of a 'competent person scheme' such as a Gas Safe Registered engineer (See section J3 – Risks to People). Condition Rating 3 (further inspection). This is best undertaken when the central heating system is serviced.</p> <p>Condition rating 3</p>	<div style="background-color: red; color: white; padding: 10px; width: 40px; margin: 0 auto;">3</div>
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G3 Water

<p>Mains water is connected to the internal stop tap located in the kitchen.</p> <p>Notes: - You should familiarise yourself with the location of the water stop taps, which should also be kept readily accessible to allow for emergency operation.</p> <p>- The supply to all fittings is directly fed from the water main and whilst this gives good pressure to the outlets, no water will be available if the mains supply is interrupted.</p> <p>- To prevent possible freezing and leakage, it is essential to maintain good insulation to all vulnerable areas of plumbing including the outside tap.</p> <p>Condition rating 3</p>	<div style="background-color: red; color: white; padding: 10px; width: 40px; margin: 0 auto;">3</div>
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G4 Heating

<p>Central heating is provided by a gas fired non condensing boiler which is located in the kitchen this provides hot water to the cylinder located on the first floor.</p> <p>The boiler supplies the wall mounted radiators and hot water heating. The boiler is fitted with a flue which terminates directly through the wall. The boiler was not tested or checked during the survey and the condition rating can only be verified once inspected by a qualified Gas Safe registered engineer.</p> <p>Notes: -</p> <p>For safety, all gas appliances and electrical need annual maintenance by a member of a 'competent person scheme' such as a Gas Safe Registered engineer or NICEIC registered engineer. If possible, service records should be obtained from the vendor.</p> <p>- Pipes have been run within the structure and are not readily accessible. This is very common, but can be disruptive if leakages occur. Care should be taken when undertaking maintenance and repair as the pipes will be vulnerable to damage from nails and screws etc.</p> <p>- It is essential to obtain a Landlord's Gas Safety Certificate if the property is to be let. - Where possible, exposed pipes and outside taps should be lagged to minimise heat losses.</p> <p>Legal advisor to confirm the system was installed by an authorised contractor.</p> <p>Condition rating 3</p>	<div style="background-color: red; color: white; padding: 10px; width: 40px; margin: 0 auto;">3</div>
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G5 Water heating

Hot water is provided by a Manco indirect emersion cylinder located on the landing, there is a header tank in the loft.

Notes: - Where possible, exposed hot water pipes should be lagged to minimise heat losses.

Condition rating 3

3

G6 Drainage

Drainage is assumed to be connected to the mains sewer outlet. Your Legal Adviser should check the arrangements for maintenance and repair with the local authority (see Section I3). I inspected the surface water drainage and found it to be clear of obstructions. The inspection chamber in the rear garden which is assumed to be the foul drain could not be opened due to a seized screw.

I would recommend that the drains are located and inspected as necessary.



Surface water drain located on the front driveway is clear

Condition rating 3

3

G7 Common services

N/A.

NI

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Grounds (including shared areas for flats)

Limitations to inspection

NA

1 2 3 NI

H1 Garage

There is a brick built garage with a pitched roof covered with concrete tiles. The garage has an up and over door and a secondary single exit door to the side elevation all elements are in good condition. However, the roof and gutters will require regular maintenance to clear moss and clean the u-PVC.

2



Moss beginning to form on the garage roof

Condition rating 2

H2 Other

Condition rating NI

NI

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H3 General

2

The plot has a macadam driveway that is in good condition. However, the driveway requires some day to day maintenance. Macadam driveways have a limited lifespan depending upon usage. There are also stone chippings around the rear of the property that will require treating with weed killer on a regular basis. The perimeter fence bounding the rear garden is a timber close boarded fence that will require regular maintenance.

- If possible, your Legal Advisers should confirm the extent and ownership of the boundaries (See section I3 – Other Matters). Doubts over the position of the boundaries can also cause neighbour disputes that can be unpleasant and expensive to resolve.



Moss and algae growing on the macadam driveway

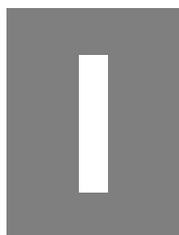


Lawned rear garden

Condition rating 2

Property address

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Issues for your legal advisers

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

I1 Regulation

Your Legal Advisers to confirm whether any statutory approvals (i.e. Planning and/or Building Regulation) have been obtained for works to create structural openings and replace the windows and doors. A FENSA certificate may be available if issued by the installers.

I2 Guarantees

Your Legal Advisers should check for the existence, validity and transferability of any guarantees, certificates, warranties and service records. These should be made available to you before completion. Likely items include:

- Installation of the replacement windows and doors.
- The gas fire.
- The electrical installation.
- The central heating installation.

I3 Other matters

The property is assumed to be freehold. Your Legal Adviser should also check the following:

- That the road is adopted (maintained at public expense) by The Local Authority.
- That the main sewer is adopted (maintained at public expense) by The Local Authority.
- Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the main sewer).
- The ownership and extent of the boundaries
- Coal mining reports
- The restrictions of the property being located in a smoke free zone, as designated by the local authority.

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J

Risks

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

J1 Risks to the building

En-suite – Rectify water leaks from the shower.

Roof Structure – Condensation in the roof space. Replace en-suite extract fan and duct. Ventilate when cooking and bathing. Install a vapour barrier below the insulation.

Rainwater pipes and gutters – Clear blockages

Main Roof – Repair valleys and remove moss

Windows – Reseal windows

J2 Risks to the grounds

Coal mining searches

J3 Risks to people

Inadequate detectors (F9 – Other).

The electrical installation (G1 – Electricity).

The gas installation (G2 – Gas/Oil).

The heating installation (G4 – Heating).

J4 Other

There is high moisture content behind the shower tiles and around the entrance to the shower. This should be monitored as an issue and if the dampness persists further investigation is required to prevent lasting damage to hidden surfaces. Initially, the shower door should be checked for leaks.

Property address

Stickens Lock Lane



Surveyor's declaration

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

Signature

<i>Leslie Yates</i>

Surveyor's RICS number

5627751

Qualifications

MCIQB Assoc RICS

For and on behalf of

Company

Les Yates Surveys Ltd

Address

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Town

Warrington

County

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Postcode

WA5 2NP

Phone number

07816245252

Website

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Fax number

Email

les@lesyates.co.uk

Property address

Stickens Lock Lane Irlam Manchester

Client's name

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Date this report was produced

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RICS Disclaimers

1 This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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 his or her 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.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

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 Please read the 'Description of the RICS HomeBuyer Report Service' (at the back of this report) for details of what is, and is not, inspected.

What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- **Condition rating 2** – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- **Condition rating 3** – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Description of the RICS HomeBuyer (Survey) Service

The service

The RICS HomeBuyer (Survey) Service includes:

- an inspection of the property (see 'The inspection')
- a report based on the inspection (see 'The report').

The surveyor who provides the RICS HomeBuyer (Survey) Service aims to give you professional advice to help you to:

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

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

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

Flats

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

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should 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 these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Surveyor's declaration
- What to do now
- Description of the RICS HomeBuyer (Survey) Service
- Typical house diagram

Condition ratings

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

Condition rating 3 – defects that are serious and/or need to be repaired, replaced or investigated urgently.

Condition rating 2 – defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

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

NI – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer (Survey) Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

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

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Description (continued)

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Risks

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

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 HomeBuyer (Survey) Service ('the service') described in the 'Description of the RICS HomeBuyer (Survey) Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor.

Examples of extra services include:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection; and
- detailed specific issue reports.

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

3 Before the inspection – you tell the surveyors if you have any concerns (such as plans for extension) about the property.

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

5 Cancelling this contract – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 or the Consumer Rights Act 2015, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.

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.

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 that it be supplied.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical house diagram

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

