

Les Yates Surveys Ltd



RICS Home Surveys

Survey level two: HomeBuyer report - Survey

Property address

xxxxxxxxx Avenue

Sale

Manchester

Mxx 2TU

Client's name

xxxxxxxxxxxxxxxxxx

Date of inspection

xx March 2018

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In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

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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

XXXXXXXXXXXXXX

B

About the inspection

Surveyor's name

Les Yates MCIOB Assoc RICS

Surveyor's RICS number

5627751

Company name

Les Yates Surveys Ltd

Date of the inspection

xx March 2018

Report reference number

HBR /M.T 001

Related party disclosure

None.

Full address and postcode of the property

xxxxxxxx Sale Manchester Mxx 2TU

Weather conditions when the inspection took place

During the inspection the weather was overcast and dry. We cannot therefore confirm that rainwater goods are totally serviceable or that flashings, roof coverings etc. are watertight during periods of heavy or prolonged rainfall

The status of the property when the inspection took place

Occupied and furnished. Floor coverings fitted throughout.

Property address

xxxxxxxxxxxxxx



Property address

XXXXXXXXXXXXXX

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.

Property address

XXXXXXXXXXXXXX



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

The property is currently undergoing, what appears to be a DIY refurbishment by the vendor and much work is incomplete. There is maintenance and repairs to consider including but not limited to uPVC windows, roof and external brickwork.

This property is considered to be a good proposition for purchase provided you are prepared to accept the cost of the various repairs/improvements required.

Property address

XXXXXXXXXXXXXX

C

Overall opinion and summary of the condition ratings (continued)

3

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
E: Outside the property	E3	Rainwater pipes and gutters
G: Services	G1	Electricity
G: Services	G2	Gas/Oil
G: Services	G3	Water
G: Services	G4	Heating
G: Services	G5	Water heating
H: Grounds (including shared areas for flats)	H3	General

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
E: Outside the property	E4	Main walls
E: Outside the property	E5	Windows
E: Outside the property	E6	Outside doors (including patio doors)
E: Outside the property	E8	Other joinery and finishes
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 fittings

1

Section of the report	Element number	Element name
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	F5	Fireplaces, chimney breasts and flues

Property address

xxxxxxxxxxxxxx

D

About the property

Type of property

Semi-detached house.

Approximate year the property was built

1935

Approximate year the property was extended

NA

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	2				1			1	Outhouse
First		3	1						
Second									
Third									
Other									
Roof space									

Construction

The property comprises a cavity load-bearing wall construction with a timber pitched roof covered with synthetic composite tiles. The ground floor comprises concrete construction. The first floor is timber overlaid with pre formed boards

Property address

XXXXXXXXXXXXXX

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

E51 Rating Expired

Environmental impact rating

E49 Rating Expired

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)

NA

Grounds

The property has a block paved drive to the front and a lawned garden to the rear with decking. The property is bounded with a mixture of timber fencing privet hedges.

Location

The property is in a large established residential area of local authority built houses and is convenient for local amenities.

Facilities

There is a good range of shops and retail outlets close by. The property is within close proximity of schools and transport links.

Local environment

Property address

XXXXXXXXXXXXXX

The property is situated in an urban area of local authority built houses. The property may also be located within a smoke control zone (Section I3).

According to the Environment Agency this address is in an area at low risk of flooding

Property address

XXXXXXXXXXXX

E

Outside the property

Limitations to inspection

N/A

1 2 3 NI

E1 Chimney stacks

There is a single brick built chimney stack which is sealed to the roof coverings with new lead flashings. The top of the flue is fitted with a stainless steel gas flue bedded in mortar. The flue is currently out of use.

Recent work to replace the flashings and mortar did not address the missing mortar to the brickwork. Therefore, the chimney requires repointing.

Lead tends to work loose over time due to thermal movement and occasional re-fixing may be needed to minimise the risks of dampness and timber deterioration. Repairs are best undertaken with a flexible sealer, rather than mortar, as it will allow for movement of the lead and will not corrode or stain the metal.

- The material cost of repairs to chimneys is usually minimal, but scaffold will be required for safe access and this can be expensive. Repair works are best carried out by a competent roofing contractor or builder. This type of roof is very fragile and easily damaged. Cat ladders apply point loads which also damage this type of roof covering.

2



Chimney requires repointing.

Condition rating 2

Property address

XXXXXXXXXXXXXX

E2 Roof coverings

3

The main roof is covered with either slate like composite tiles or imported slates on battens and underlayment (felt) to protect against driven rain, the roof has been recently been re-covered and two roof lights installed to the rear.

The front entrance has a canopy that has the same covering as the main roof.

Imported slates or composite tiles are sometimes more brittle than Welsh slate or concrete interlocking tiles and in this situation, many have cracked or broken. Many damaged slates are visible and it is expected that more will materialise at a later date. Accessing these roofs for maintenance or aerial installation invariably causes more damage.

The cement pointing to the gable is unfinished and where it is completed is untidy. All outstanding works to the roof should be completed prior to sale and the main roof covering repaired under guarantee. If guarantees are void, a budget cost of £600 should be allowed if the purchaser agrees to carry out the works after completion of the purchase.

It is essential that the roof coverings are kept in good order to minimise the risks of water penetration and timber deterioration. Care should be taken. For safe access, scaffolding is required for most roof repairs and this can be expensive. Repair works involving over 25% of the area of a roof will need Building Regulation permission unless undertaken by a member of the 'Competent Person Scheme', such as a Competent Roofer. Access may be needed onto adjoining land in order to undertake maintenance. Reciprocal access may also be needed by the neighbouring owners. There are no other external matters affecting the main property.

Your legal advisor should confirm what (if any) approvals are in place and the existence guarantees and building regulations compliance certificates.

Removal of loose slates is urgent to prevent them falling and causing injury to people (J3 Risks to people) or damage to property.



Some of the slipped and broken tiles to the rear elevation.

Property address

XXXXXXXXXXXXXX



A cracked tile to the front elevation



The underside of the roof is not sealed to the gable brickwork

Condition rating 3

E3 Rainwater pipes and gutters

Rainwater fittings comprise PVC construction. The rainwater fittings appear to be serviceable at the time of the inspection, though it was not raining heavily and we cannot fully confirm this presumption. However, the union with the adjoining property is higher than the outlet and appears to be leaking, this should be resolved as a matter of urgency to prevent overflowing rainwater cascading down the external walls which can lead to saturation of the cavity insulation and internal wall dampness.

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 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

3

Property address

XXXXXXXXXXXXXX

expensive. Repair works are best carried out by a competent roofing contractor or builder.



The two gutter types may be incompatible in this particular application



Condition rating 3

E4 Main walls

The walls are constructed of brick forming a cavity wall. The walls are assumed to incorporate bitumen dampproof courses. There is a matrix of filled holes in the mortar joints forming a regular pattern which is a common indication of an injected cavity wall insulation material. Air vents to the ground floor should be unobstructed to allow sufficient ventilation to the ground floor timbers.

Openings in the walls were originally supported by structural windows to the external leaf and assumed timber or concrete lintels to the inner leaf. It could not be determined at the time of the survey whether steel lintels have been installed as part of the window replacement works.

The brickwork has been patched and altered in many areas and there is missing and spalling brickwork around the property. New pointing is localised only and many areas require repointing and replacement of spalled and missing bricks.

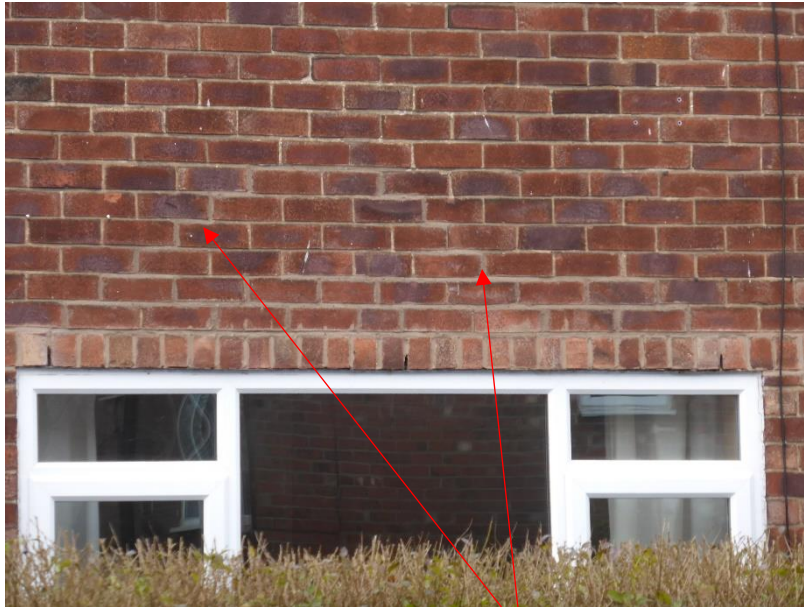
2

Property address

XXXXXXXXXXXXXX

The soldier course above the living room window is undulating (not laid in a neat line), this is possibly be due to the brickwork at the time of construction being laid directly onto the original timber window and has now settled over the non-structural replacement window. When uPVC windows are installed it is common for the brickwork to settle over the non-load bearing u-PVC frame. A steel lintel should be installed if one is not already present.

Plastic trays or liners have been installed above the windows and patio door, this is known as a cavity tray. Evidence of steel lintels and the correct installation of cavity trays should be provided by the vendor. A budget cost for installing lintels where required is £1500. Brickwork pointing and repair is not urgent. However a budget cost for this work is £3000. Holes in external walls should be filled to prevent vermin nesting in accessible cavities.



Evidence of cracking above the window. Note stepped mortar pointing forming an inverted 'V' and the header course is not level. The brickwork appears to be relatively stable



Evidence of injected insulation, note the untidy repairs and an open penetration

Property address

XXXXXXXXXXXXXX



The presence of a lintel above the patio doors could not be established. The brickwork is stable



The brickwork requires pointing to eliminate the patchwork appearance and weatherproof the brickwork.

Property address

XXXXXXXXXXXXXX



Plastic tray above the lounge window frame. A lintel is not visible

Condition rating 2

E5 Windows

The window frames are of uPVC construction with sealed double-glazed units. Some areas of external perimeter frame seals were found to be in need of renewal and in some cases the seal is missing entirely exposing the expanding fixing foam. Damp can easily penetrate around the edges of window (and door) frames. To minimise problems, it is essential that the frames are kept in good repair and carefully sealed to the walls.

Glazing appeared to be in good condition at the time of the survey with no double glazed units having signs of condensation within the units. However, one double glazed unit in the lounge is cracked and should be replaced. In wetter damper conditions this can manifest itself in units at the early stages of failure then becoming clear and mist free during warmer dryer weather. The smaller front bedroom window has no sill and there is a glazing bead missing from the landing window frame. Internally a number of glazing beads are springing from the rebates.

2

Property address

XXXXXXXXXXXXXX



Front bedroom windowsill missing



Sealant missing to the frame edge

Property address

XXXXXXXXXXXXXX



Landing window glazing bead missing



Loose glazing bead

Condition rating 2

Property address

XXXXXXXXXXXXXX

E6 Outside doors (including patio doors)

The front entrance door and the rear outhouse entrance door are partially glazed u-PVC units with multi-point locking. There is a French door from the rear reception/dining room to the garden and a partially glazed timber door to the outhouse with a mortice lever lock. The timber door operated as it should and is in reasonable condition.

The front entrance door panel is damaged, repair is difficult and a replacement panel may be required. Replacement panels vary in cost depending upon quality. These can cost approximately £300 fitted. All doors require adjustment and lubrication to ease operation.

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



Condition rating 2

2

E7 Conservatory and porches

Condition rating NI

NI

E8 Other joinery and finishes

The other areas of external joinery are formed with PVC-u boarding which are in good condition, there is a timber canopy to the front porch which is unfinished. The u-PVC fascia to the rear elevation bears the remnants of a climbing plant that has been recently removed.

- 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. The timber canopy will require regular painting to prolong its serviceable life.

2

Property address

XXXXXXXXXXXXXX



Lead flashing and pointing to the tile edges is required

Condition rating 2

E9 Other

The rear outhouse is not currently suitable to be considered as part of the dwelling and for the purpose of this report, is being recorded as an outbuilding. A toilet has been installed, which was not tested as it was not installed to completion and there is an incomplete studded partition wall to separate the toilet from the rest of what will be a utility room. The concrete floor is assumed to be uninsulated and without a damp proof membrane (vapour barrier) and the walls are single leaf without a cavity. The soffit to the concrete slab (ceiling) is damp and does not have a finish suitable for decoration.

The rear flat roof to the adjoining outhouse is a cast concrete slab without a weatherproof covering or flashing to seal the roof against the main walls.

Internal walls require an insulated inner leaf, the concrete floor should be inspected and replaced if it is excessively damp or there is heave or spalling and the soffit (ceiling) insulated and plastered.

The concrete flat roof to the outhouse is porous and covered with moss and algae. This roof will absorb water and leak unless a covering is applied. If this part of the property is to be used as part of the main dwelling a GRP (Glass Reinforced Plastic) roof could be applied which is a durable and cost effective covering for this type of flat roof. A budget estimate for this type of roof is £700 depending upon the system used and the contractor.

Other works to improve the outhouse, excluding the floor, could be completed for approximately £2500 including the plumbing. Decorative tiles and other finishes not included.

If the concrete floor is stable, it is possible to lay a resin DPC ensuring that sub- floor moisture can escape to prevent hydrostatic pressure causing dampness to the walls.

Other matters

Access may be needed onto adjoining land in order to undertake maintenance. Reciprocal access may also be needed by the neighbouring owners. There are no other external matters affecting the main property.

Condition rating NI

NI

Property address

XXXXXXXXXXXXXX



The concrete flat roof is covered with algae and is porous.



Single skin walls and damp ceiling

Property address

XXXXXXXXXXXXXX

F

Inside the property

Limitations to inspection

Furnishings, personal belongings and floor coverings.

To avoid damaging floor tiles and the underfloor heating it was not possible to apply pressure to the ground floor to test for bounce in the floor joists

F1 Roof structure

1 2 3 NI

Access to the main roof space is gained via a hatch in the landing ceiling. There is a loft ladder provided. The roof is constructed of cut timber rafters on purlins. Velux type roof windows have been installed to add natural light.

The roof structure is dry and no defects were visible.

The underlayment or membrane is a new breathable underlayment which is a secondary barrier against driven rain. No obvious roof leaks were apparent at the time of the survey.

It is advised that appropriate means of ventilation to the roof space is maintained.

- 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 the items currently remaining in the roof void will be removed, prior to sale.

1



Roof structure is In good condition

Condition rating 1

Property address

XXXXXXXXXXXXXX

F2 Ceilings

The ceilings comprise plasterboard construction with painted finishes and are flat with no serious cracks or undulations. The ceiling-boards and finishes generally appear in a satisfactory condition.

1**Condition rating 1****F3 Walls and partitions**

The internal walls and partitions are constructed of masonry and studded with plastered finishes. There is tiling to the 'wet' areas. The moisture content within the walls is negligible and decoration is to a good standard.

There is some loose plaster below the stairs which is not urgent and hidden from general view.

1**Condition rating 1****F4 Floors**

The ground floor is of timber construction, it is sound and level without undulations. The ground floor is tiled over what is assumed to be the floorboards with an underfloor heating system installed.

The first floor is timber joists overlaid with preformed or strip tongue and groove boarding and are sound and level within acceptable tolerances of a property this age and construction.

1**Condition rating 1****F5 Fireplaces, chimney breasts and flues**

There are no fireplaces in the property, chimneys are not in use.

Unused chimney flues should be vented to prevent the build-up of condensation within them. Installing vents to the unused chimney breasts is advised

1**Condition rating 1****F6 Built-in fittings (e.g. built-in kitchen and other fittings, not including appliances)**

There is a good range of modern kitchen fittings which appeared to be in good serviceable condition at the time of the survey. However, there is finishing of details to consider including the flexible sealant around the worktops, doors and trims. There is a fitted wardrobe in the master bedroom which is also in need of work.

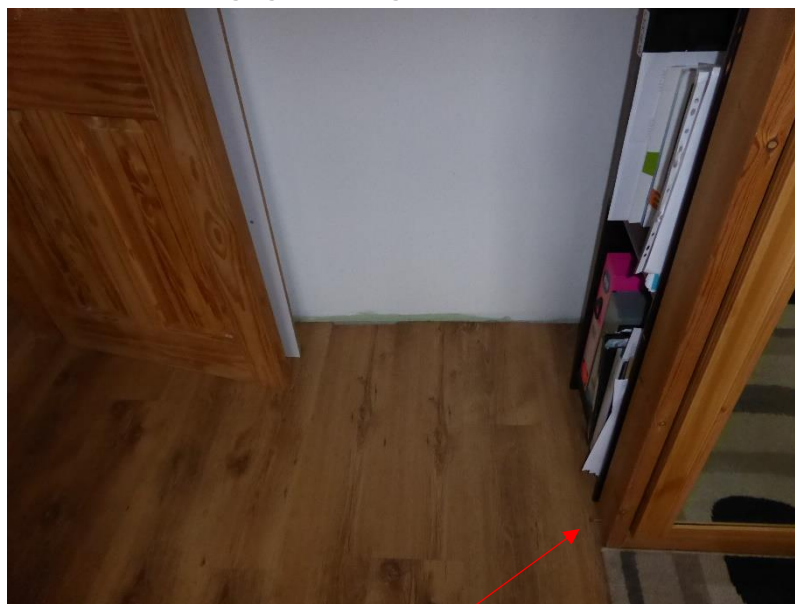
- Your Legal Adviser should confirm what appliances (if any) are to be included in the sale.

2**Property address**

XXXXXXXXXXXXXX



Note the edging is missing. Door and pelmet not fixed



Note projecting screw from the frame and unfinished end detail

Condition rating 2

F7 Woodwork (e.g. staircase and joinery)

Softwood joinery is installed throughout the property at various stages of completion and with various finishes. The workmanship to the joinery is not professional and a major re-fit of skirting boards and architraves may be necessary to bring the finishes up to a professional standard..

The property is fitted with a variety of door types including a glazed door to the lounge, some of which require slight adjustment to allow to prevent scraping on the floor. This is not urgent or serious.

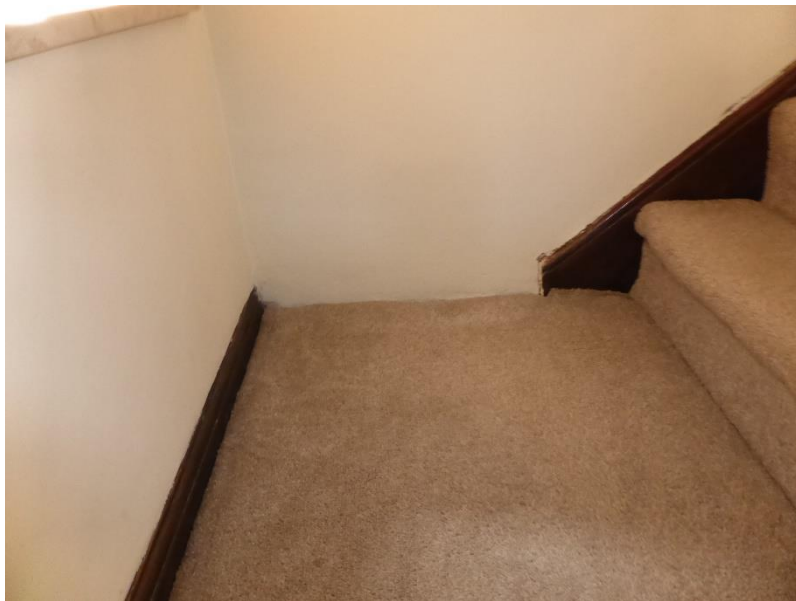
2

Property address

XXXXXXXXXXXXXX



Joinery throughout is mismatching and unfinished



Skirting missing on the stairs

Condition rating 2

F8 Bathroom fittings

The bathroom has a bath with a mixer shower and tap and combination, there is a W.C and a wash basin. The fittings are generally servable. However, the toilet cistern required repair and tiles were damaged in the process and the bath requires resealing with silicone sealant.

- 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.

There is an electric shower above the bath. This was not tested as part of this survey

2

Property address

XXXXXXXXXXXXXX



Tiles missing from back to wall toilet unit

Condition rating 2

F9 Other

The loft has been boarded directly onto the ceiling joists with the intention of converting this space to a bedroom, movement/walking on this floor regularly may cause the ceiling below to crack and deflect. In its current form this room, when completed will not comply with current building regulations and therefore would not allow the property to be marketed with a bedroom loft conversion.

Building control regulations are very stringent for many reasons including health and safety and structural stability. Compliance includes but is not limited to the installation of a floor independent of the ceiling, a compliant staircase, a safe means of escape (fire doors), mains smoke alarm and heat detectors and insulation to the underside of the roof. This could not be achieved in this building without the inclusion of a dormer to create more headroom and space.

A heat detector should be installed in the kitchen and carbon monoxide detectors should also be fitted near the boiler (See section J3 – Risks to People).

Condition rating NI

NI

Property address

XXXXXXXXXXXXXX

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

Services are not tested and a default 3 rating is applied.

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 with the meter and consumer unit which is located below the stairs. The consumer is relatively modern with circuit breaker protection.

I am not aware if there is any recent test certificate for the property and would recommend that the electricians are fully tested by a qualified electrician.

Condition rating 3

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.*

Mains gas supply is connected with the meter which is located below the stairs. If there is not a recent test certificate dated within the last 12 months for the gas supply and appliances, I would recommend they are tested (Sections I2 and J3).

Condition rating 3

3

Property address

XXXXXXXXXXXXXX

--	--

G3 Water

<p>Mains water is connected to the internal stop. The supply to all fittings is directly fed from the water main.</p> <p>You should familiarise yourself with the location of the water stop taps, which should also be kept readily accessible to allow for emergency operation. - 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; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">3</div>
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G4 Heating

<p>Central heating is provided by gas combi boiler located below the stairs. The gas boiler also provides hot water to the ground floor under floor heating.</p> <p>The radiators appeared generally in a satisfactory condition at the time of inspection, without any obvious defects. You are advised that steel panel radiators have a serviceable life of approx. 35 to 40 years.</p> <p>Evidence of recent, regular and satisfactory servicing should be obtained. If it is not possible to obtain such evidence then the system must be tested and serviced by a competent heating engineer prior to your legal commitment to purchase.</p> <p>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>For safety, all gas appliances need annual maintenance by a member of a 'competent person scheme' such as a Gas Safe Registered engineer. If possible, service records should be obtained from the vendor.</p> <p>- It is worth noting that central heating boilers have a useful life of around 15 years from new, but sudden failure can occur, particularly in this relatively hard water area. Regular maintenance is essential to ensure safe operation and that maximum boiler life is obtained.</p> <p>- Pipes have been run within the structure and boxed conduits 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 should be lagged to minimise heat losses.</p> <p>Legal advisor to confirm the systems were installed by an authorised contractor.</p> <p>Condition rating 3</p>	<div style="background-color: red; color: white; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">3</div>
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Property address

XXXXXXXXXXXXXX

G5 Water heating

Water heating is provided by a gas combi boiler, the combi 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.

3

Notes: - As the hot water is provided directly on demand by the combination boiler, there is no stored capacity. Whilst economical, the supply of water may be limited if a number of outlets are in use simultaneously. - Where possible, exposed hot water pipes should be lagged to minimise heat losses.

Condition rating 1**G6 Drainage**

A full drain inspection was not carried out during this survey.

NI**Condition rating NI****G7 Common services**

N/A.

NI**Property address**

xxxxxxxxxxxxxx



Grounds (including shared areas for flats)

Limitations to inspection

NA

1 2 3 NI

H1 Garage

Condition rating NI

NI

H2 Other

NA

NI

H3 General

The gardens are bounded by timber panel fences which are generally in serviceable condition with some panels requiring replacement and decoration to all panels, the front elevation has a hedge and steel gates to the driveway there is also a privet hedge to the rear. The steel gates require adjustment to allow them to close and the privet are hedges are overgrown.

There is block paving to the front driveway and the side pathway entering the rear garden through a timber gate. The block paving to the side pathway is loose around the gully and the gate requires redecoration.

The rear garden has a lawn and timber decking. The decking is very dangerous when walked upon on approaching the French doors. The planks do not have adequate support causing them to sink and bounce under foot. This is a serious trip hazard that could result in injury. Replacement decking is advised.

A guide price for replacement decking including installation is £90m2. This will depend upon the standard of materials used, ground conditions and varying labour charges.

3

Property address

XXXXXXXXXXXXXX



The decking planks sink when walked upon

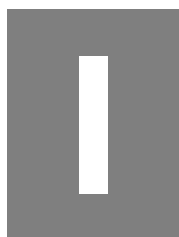


Block paving loose around the gully

Condition rating 3

Property address

XXXXXXXXXXXXXX



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

N.A

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:

- The electrical installation.
- The central heating and under floor heating installation.
- Double glazing
- Roof replacement

I3 Other matters

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

- Any adverse easements, rights-of-way, restrictive covenants, servitudes or wayleaves affecting the property. National Grid access to power lines.
- That absolute (good) registered title is available for the property and grounds.
- The precise maintenance and repairing responsibilities in respect of shared drains/sewers.
- The right of access over the adjoining properties for the purposes of maintaining parts of the property sited on boundary lines. Similar rights may exist in favour of adjoining property owners/occupiers.
- The responsibility for maintenance and repair of the external fabric including the roof, walls and joinery also boundary walls and fences prior to any works being carried out.
- Full details on former land use and any ground contamination and remediation measures carried out.
- The precise maintenance and repairing responsibilities in respect of shared drains/sewers.
- If there is a chancel-repair liability upon the property under inspection.
- The actual property demise and boundary demarcation.

Property address

XXXXXXXXXXXXXX

- 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.
- Coal mining reports
- The restrictions of the property being located in a smoke free zone, as designated by the local authority.

Property address

XXXXXXXXXXXXX

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

Roof coverings – Replace broken slates

Rainwater goods – Clear adjust front gutter to increase the fall into the outlet

Chimney – Re point chimney

Brickwork- Repair missing brickwork and repoint Install lintels to unsupported brickwork

Windows and doors – Reseal where sealant is missing or has failed

J2 Risks to the grounds

Coal mining searches

J3 Risks to people

The electrical installation (G1 – Electricity).

The gas installation (G2 – Gas/Oil).

The heating installation (G4 – Heating).

Install and maintain co2 detection and smoke detection

Roof- Falling slates

Decking – remove or replace decking

J4 Other

Property address

XXXXXXXXXXXXXX



Surveyor's declaration

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

Signature

Leslie Yates

Surveyor's RICS number

5627751

Qualifications

MCIOB Assoc RICS

For and on behalf of

Company

Les Yates Surveys Ltd

Address

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Town

Warrington

County

Cheshire

Postcode

WA5 2NP

Phone number

07816245252

Website

Lesyates.co.uk

Fax number

Email

les@lesyates.co.uk

Property address

xxxxxxxxxxxxx Sale Manchester Mxx 2TU

Client's name

xxxxxxxxxxxxx

Date this report was produced

x March 2018

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.

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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)

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.

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.

