

Building Survey



Relating to:

118 Walcote Drive
West Bridgford
Nottingham
NG2 7GY



Structural Engineers & Chartered Surveyors

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Regulated by RICS



Project Preface

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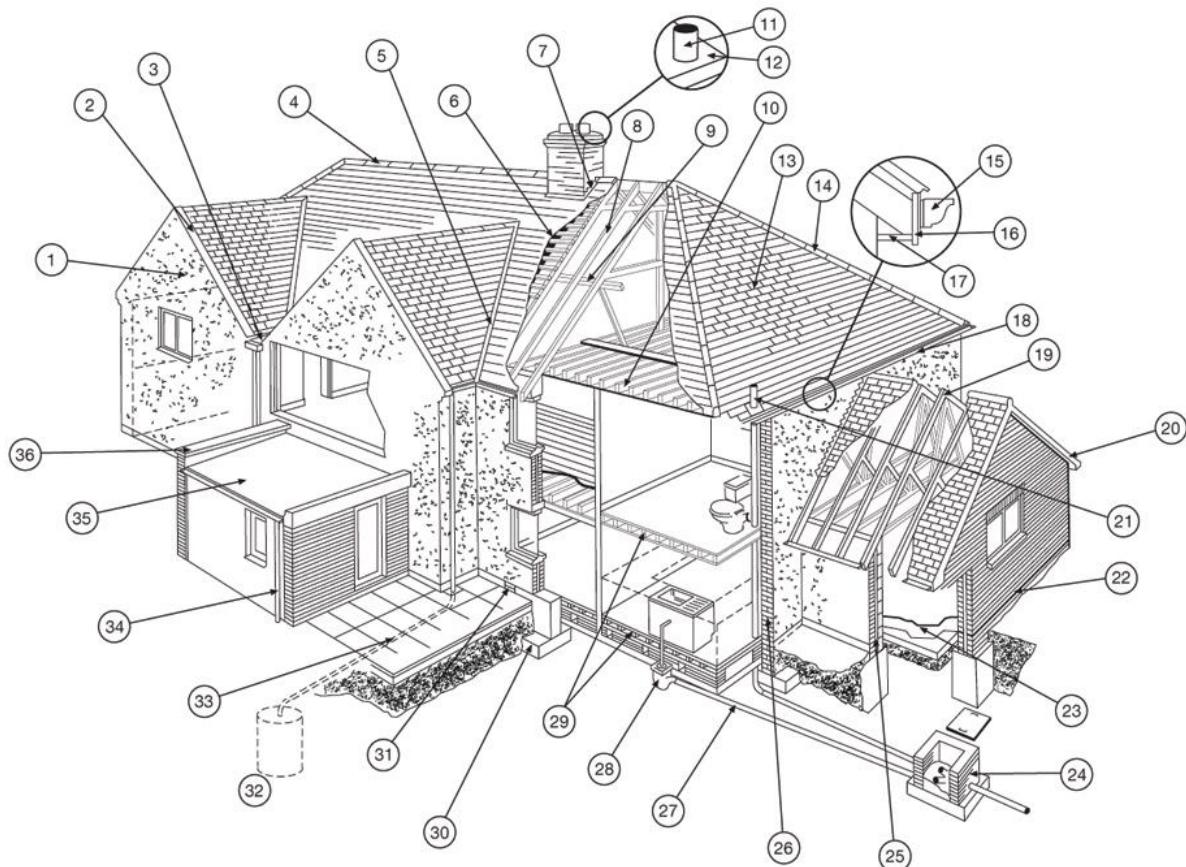
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Date of Inspection: 29/03/2019

Job reference: 125590

Traditional House Construction



KEY

1 Gable end wall	13 Hip roof	25 Cavity wall
2 Verge	14 Hip tile	26 Solid Wall
3 Valley gutter	15 Gutter	27 Foul drain
4 Ridge tile	16 Fascia	28 Gully
5 Valley	17 Soffit	29 Floor joists
6 Roofing felt	18 Eaves	30 Foundation
7 Flashing	19 Roof truss	31 Airbrick
8 Rafter	20 Barge board	32 Soakaway
9 Purlin	21 Soil-and-vent pipe	33 Surface water drain
10 Ceiling joist	22 Damp-proof course (DPC)	34 Downpipe
11 Pot	23 Damp-proof membrane (DPM)	35 Flat roof
12 Cement	24 Inspection chamber	36 Parapet

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1 Introduction

1.1 Instructions

In accordance with instructions received from Mr Venkataraman on 22/03/2019 we have carried out a Survey of the property known as 118 Walcote Drive, West Bridgford, Nottingham, NG2 7GY.

The inspection was carried out on 29/03/2019.

All comments are based on visual inspection only and no opening up of areas was carried out.

No below ground investigations have been carried out and no drainage survey has been undertaken.

1.2 Brief

We have been requested by the prospective purchaser to carry out a Survey of the above property.

1.3 Site inspection

Where the terms "right hand" or "left hand" are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

We can only make general comments on electrical circuits as detailed comments and inspections have to be carried out by an NIC EIC registered electrician. Also we can only make general comments on gas installations, as detailed comments and inspections have to be carried out by a Gas Safe Registered Engineer.

1.4 Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

- Immediate: within 1 year
- Short Term: within the next 1 to 3 years
- Medium Term: within the next 4 to 10 years
- Long Term: within 11 to 20 years
- Very Long term: over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1

Classification of damage to buildings based on crack widths

2 General Description of Property

The property is detached built circa 1970.

The roof to the property is pitched and covered with a concrete tile.

The walls to the property are exposed facing brickwork and textured render and we assume of cavity wall construction.

The floors to the property are suspended timber.

The property has been extended to the right hand side with a two storey extension with a single storey front extension to the porch. We also anticipate that a garage was converted.

The property features rear patio areas, rear gardens, front gardens and a front driveway.

The weather at the time of survey was dry.

3 General Condition of Property

In this section of our report, we summarise the defects noted and principal concerns regarding the property.

3.1 External Condition

Front Elevation



The ridge tile to the property is mortar bedded. No significant unevenness or deterioration is noted to the mortar bedded ridge tile. The remainder of the front pitch to the property is covered with a concrete interlocking tile. Minor dishing is noted to the front pitch of the property.



Two double glazed Velux rooflights are provided to the right hand side where the property has been converted and extended. The rooflights generally appear serviceable.



PVCu gutters are provided at eaves level. The connection between the PVCu gutters of the extension and the main front elevation of the property is poor and we would recommend remedial work is carried out in the immediate term.



The PVCu gutters connect into a PVCu downpipe to the left hand side elevation of the property. The remainder of the eaves are finished with PVCu fascia boards and soffits. These will benefit from a deep clean.



The windows at first floor level are PVCu double glazed. Copies of FENSA certification should be obtained for the windows should these have been replaced post 2002.

We are unable to fully confirm the presence of supporting lintels above the structural openings however these may be hidden.



The walls at first floor level are finished with a textured render. Minor staining is noted as a result of exposure to the weather conditions. Consideration may be given to a deep clean.



A lead flashing detail is provided below the textured render where the cavity brickwork at ground floor level protrudes slightly. The lead flashing details generally appear serviceable.



The window at ground floor level to the right hand side is PVCu double glazed. Copies of FENSA certification should be obtained for the window should this have been replaced post 2002. The perimeter mastic seals generally appear serviceable. There is evidence of a supporting lintel above the structural opening.



The window at ground floor level to the left hand side is PVCu double glazed. Copies of FENSA certification should be obtained for the windows should these have been replaced post 2002. Minor deterioration of the mortar is noted around the perimeter of the window and we would recommend proactively upgrading with a mastic seal in order to mitigate any potential penetrating water ingress issues.



There is evidence of a concrete lintel above the structural opening. There is no significant evidence of rotational movement however minor deterioration of the mortar pointing is noted and consideration may be given to repointing with a good quality lime based mortar.



The property has been extended to the front with a single storey porch. The ridge is mortar bedded. No significant unevenness or deterioration is noted.

A lead flashing detail is noted where the roof of the porch meets the main front elevation wall of the property. Minor deterioration of the mortar pointing is noted and we would allow for repointing and re-fixing of the lead flashing to the right hand side. The remainder of the roof pitch is covered with a concrete interlocking tile. No significant unevenness or deterioration is noted.



The front verge is mortar pointed. No significant cracking or deterioration is noted.



The remainder of the verge and eaves are finished with PVCu fascia boards and soffits. These will benefit from a deep clean.

PVCu gutters are provided at eaves level to the porch connecting into PVCu downpipes. The PVCu rainwater goods generally appear serviceable. The remainder of the walls to the porch are exposed facing brickwork and appear of cavity wall construction. No significant unevenness or deterioration is noted to the brickwork.

We are unable to fully confirm the presence of a physical DPC at low level however assume one is present in a property of this.



The front entrance door to the property is a composite double glazed replacement. Minor strengthening works to the handle may be a consideration in the short term. Minor deterioration of the perimeter mastic is noted around the frame and we would recommend this is proactively upgraded in order to mitigate any potential water ingress issues.



There is evidence of toughened markings to the full height glazing to the left and right hand side and there is evidence of a supporting lintel above the structural opening. Consideration may be given to obtaining further advice from a local specialist to re-secure the PVCu trim.



The remainder of the walls to the front elevation of the property are exposed facing brickwork and appear of cavity wall construction.



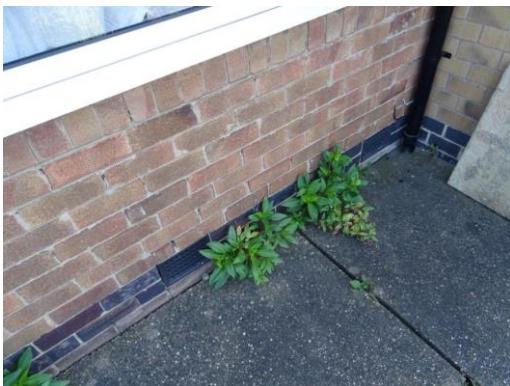
Minor step cracking is noted below the ground floor window to the left hand side. We would not consider this significant however consideration may be given to the pointing with a good quality lime based mortar. Spot mortar pointing is noted in areas suggesting the walls have been retrospectively installed with cavity wall insulation. Copies of all installation certification should be obtained.



Minor deterioration of the mortar pointing is noted in areas. Consideration may be given to repointing with a good quality lime based mortar.



Ventilation bricks are noted at low level providing ventilation to the ground floor construction. We are unable to fully confirm the presence of a physical DPC at low level however there is a double course of exposed engineering brickwork we assume providing the only damp proof course to the area.



Front Elevation Site Areas

Minor unevenness is noted to the concrete hardstanding and concrete paving slabs to the front path. Consideration may be given to clearance of the weed growth.



Consideration may be given to clearance of the weed growth to the front driveway. Minor vegetation build up is noted and consideration may be given to clearance and power spraying in order to improve aesthetic appearance.



No physical boundary is noted to the right hand side. The front boundary is denoted via a low level reconstituted stone wall. The coping stones generally appear secure and well bedded however we would advise proactive repointing works in line with the incoming owner's aspirations.



Deterioration is noted to the concrete post to the left hand side boundary with exposure of the reinforcement. Clarification should be sought with your Legal Advisors prior to carrying out repairs or upgrades.



Low level retaining wall between the grassed areas and the upper paved area shows minor unevenness and consideration may be given to upgrading.



The remainder of the front elevation site areas is laid to grass and appears well maintained.

Left Hand Side Elevation

The verge to the left hand side is mortar pointed. Minor hairline cracking and deterioration is noted in areas. We would not consider this significant and we would allow for repointing in the short to medium term.



The remainder of the verge to the left hand side was finished with a PVCu fascia board and timber soffit. Minor deterioration is noted to the decorative finish of the timber soffits, specifically towards the rear eaves. We would allow for minor timber repairs as necessary prior to redecoration.



The remainder of the walls to the left hand side elevation of the property are exposed facing brickwork and appear of cavity wall construction. No significant cracking is noted suggesting any structural movement. Spot mortar pointing is noted in areas suggesting the walls have been retrospectively installed with cavity wall insulation. Copies of all installation certification and guarantees should be obtained.



Ventilation bricks are provided at low level providing ventilation to the ground floor construction.

We were unable to fully confirm the presence of a physical DPC at low level however there is a double course of exposed engineering brickwork we assume providing the only damp proof course.

Minor spalling and deterioration is noted to the low level brickwork below the engineering brick DPC. Consideration may be given to sporadic cutting out and replacement of the worst affected bricks.

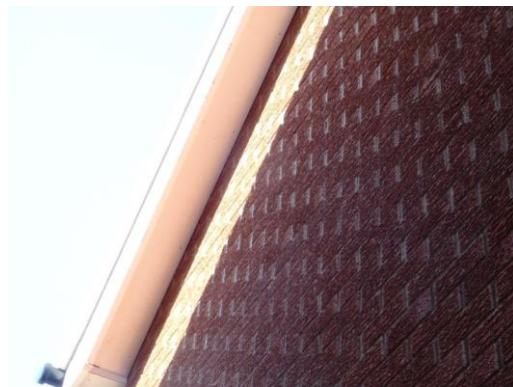


Please note there are no left hand side elevation site areas as these fall within the curtilage of the neighbouring property.

Right Hand Side Elevation



The verge to the right hand side is mortar pointed. No significant cracking or deterioration is noted to the mortar pointed verge however inspection was limited as a result of the restricted nature of the site. The remainder of the verge is finished with PVCu fascia boards and soffits. These generally appear serviceable however would benefit from a deep clean.



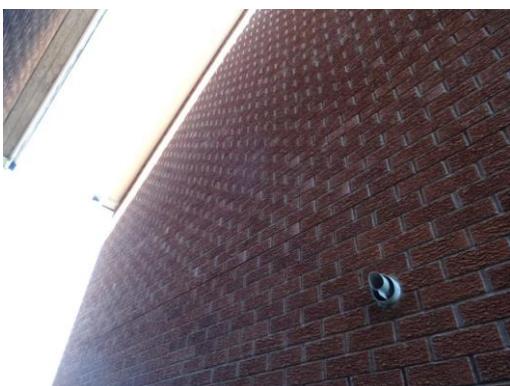
The window and entrance door at low level to the right hand side are PVCu double glazed. The perimeter mastic seals generally appear serviceable and there is evidence of a supporting lintel above the structural opening.



The right hand side elevation features a PVCu soil pipe connecting into waste at ground and first floor levels. The PVCu soil pipe generally appears serviceable however would benefit from a deep clean.



The remainder of the right hand side elevation wall of the property is exposed facing brickwork and appears of cavity wall construction. No significant cracking or deterioration is noted to the brickwork or mortar pointing.



Minor deterioration is noted to the decorative finish of the electric meter box. Consideration may be given to redecoration in the short term.



Consideration may be given to reinstatement of the grille to the left hand side of the entrance door.



We are unable to fully confirm the presence of a physical DPC at low level however there is a double course of exposed engineering brickwork. We assume there is a physical DPC on an extension of this type and age.



Right Hand Side Elevation Site Areas

Access along the right hand side is secured via a timber gate and timber fence. No significant unevenness or deterioration is noted.



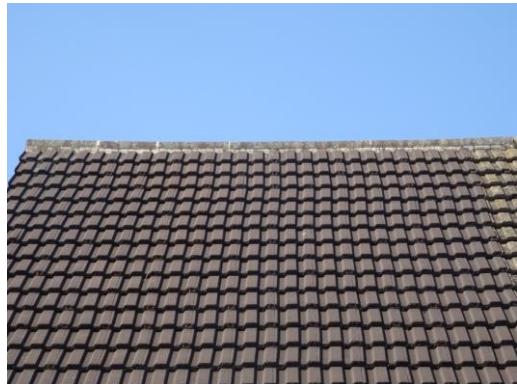
Minor unevenness is noted to the concrete path to the right hand side elevation of the property. We would not consider this significant. Consideration may be given to power spraying.



Rear Elevation



The ridge tile to the property is mortar bedded. The mortar bedded ridge tile to the extension generally appears serviceable however minor deterioration is noted to the remainder of the mortar bedded ridge tile to the main property. We would allow for proactive re-bedding in the short term.



A rooflight is provided towards ridge level. The rooflight generally appears serviceable with a perimeter flashing detail sitting below the concrete tiles.



The remainder of the rear pitch is covered with a concrete interlocking tile. Minor unevenness is noted to the main property.



PVCu gutters are provided at eaves level. No leakage or blockage is noted to the PVCu gutters to the rear elevation of the property however the PVCu downpipes do appear to have been patch repaired at eaves level. We would recommend that the PVCu downpipes are proactively repaired or replaced as necessary.



We would recommend clearance of the open gulley at ground level and installation of a drain tidy as necessary.



The remainder of the eaves are finished with PVCu fascia boards and soffits these will benefit from a deep clean.



The windows at first floor level are PVCu double glazed. Copies of FENSA certification should be obtained for the windows should these have been replaced post 2002. The perimeter mastic seals generally appear serviceable.



The window at ground floor level to the rear of the extension is PVCu double glazed. Copies of FENSA certification should be obtained for the window should this have been installed post 2002. We are unable to fully confirm the presence of a supporting lintel above the structural opening however assume one is present in a property of this age.



The window to the rear of the kitchen is PVCu double glazed. Copies of FENSA certification should be obtained for the window should this have been replaced post 2002. No significant deterioration is noted to the perimeter mortar. There is evidence of a concrete boot lintel above the structural opening with no evidence of cracking or rotational movement above.



The rear patio doors are PVCu double glazed. We are unable to fully confirm the presence of toughened markings to the glass and consideration may be given to obtaining further advice from a local glazing specialist.



There is evidence of a concrete boot lintel above the structural opening with no evidence of cracking or rotational movement. The remainder of the rear elevation wall is exposed facing brickwork and appears of cavity wall construction. No significant cracking is noted suggesting any structural movement. Minor hairline vertical cracking is noted between the main rear elevation wall and the rear elevation wall of the extension.



Spot mortar pointing is noted in areas suggesting the walls have been retrospectively installed with cavity wall insulation. Copies of all installation certification should be obtained.



Consideration may be given to installation of a perimeter mastic seal around the PVCu pipework.



We are unable to fully confirm the presence of a physical DPC at low level. There is a double course of exposed engineering brickwork we assume providing the only damp proof course to the property. Ventilation bricks are provided below the patio doors providing ventilation to the ground floor construction.



We are unable to fully confirm the presence of a physical DPC to the rear wall of the extension however assume one is present in an extension of this type and age.



Rear Elevation Site Areas

The patio area adjacent to the rear elevation of the property shows significant weed and vegetation build up with minor unevenness noted. Consideration may be given to lifting and re-bedding in order to provide a level surface.



Minor hairline cracking is noted to the concrete hardstanding. In an installation of this type and age we would not consider this significant.



A number of the copings to the retaining wall of the garden are loose and we would allow for re-bedding in the short term. The retaining wall is leaning slightly however this is unlikely to worsen significantly.



The boundaries to the left hand side and right hand side are denoted via timber fences. Consideration may be given to upgrading the timber fence to the right hand side in order to improve privacy and security.



The timber shed towards the rear of the rear elevation site areas would benefit from a deep clean and redecoration in the short term.



The felt roof covering is deteriorating and we would recommend this is proactively overlaid.



The rear patio shows no significant unevenness or deterioration however consideration may be given to power spraying in order to improve aesthetic appearance.



The remainder of the rear elevation site areas are laid to grass and appear well maintained. Minor looseness and unevenness was noted to the path along the rear garden. We would allow for proactive lifting and re-bedding in order to provide a level surface.



A greenhouse is provided to the rear elevation site areas. No significant damage or deterioration is noted to the glass.



3.2 Internal Condition

Roof Space

Access into the roof space is provided via the insulated loft hatch. This was painted shut at the time of survey which has resulted in minor deterioration of its decorative finish. We would allow for redecoration in the short term. No ladders are provided to the roof space. Lighting is provided to the roof space however this was not operational at the time of survey as the bulb was missing.

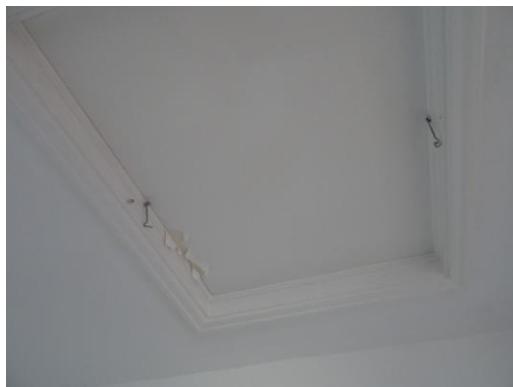
The roof timbers generally appear serviceable with no obvious deflection however the front and rear purlins are relatively slender in size and dimensions with additional timbers provided in a central area providing additional strength.

There is a membrane between the rafters and external roof covering providing additional watertightness with deterioration noted adjacent to the rear roof light. We would recommend this area is monitored with an allowance for proactive repair as necessary in order to mitigate any potential penetrating water ingress issues.



The roof space is insulated at joist level with approximately 250mm of loft roll insulation.





First Floor

The first floor features large front bedroom, central front bedroom, right hand side bedroom, landing, rear bedroom, bathroom, master bedroom with closet space and en-suite shower room.

Master Bedroom



A small roof space is provided above the en-suite shower room. The rear purlin is exposed with no obvious deflection noted. The roof space is insulated at rafter level as anticipated in an installation of this type and age.

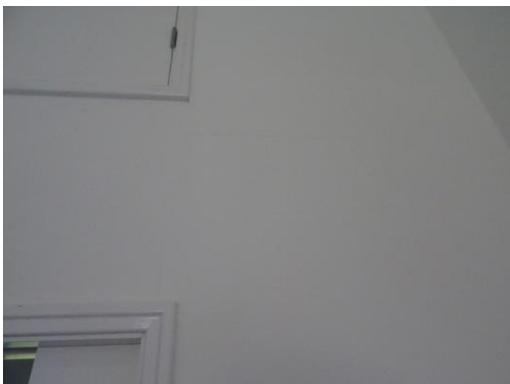


The roof space is boarded out at joist level for storage.

We were unable to comment on whether the Velux rooflights to the front pitch open and close correctly at the time of survey due to their height and location.



The walls and ceilings are plasterboard finished with paint. No significant unevenness or deterioration is noted to the wall and ceiling finishes. Minor hairline cracking is noted in areas and we would allow for redecoration in the short term.



The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

The floor is covered with laminate style floor covering. No significant unevenness or deterioration is noted under foot.

Heating is provided to the front wall with a large radiator with thermostatic radiator valve to the right hand side. The radiator was not operational at the time of survey and we are unable to confirm its performance.

The door between the en-suite and the master bedroom is glazed to its entire height however we are unable to fully confirm the presence of toughened markings to the glass. Consideration may be given to replacement should young children be using the property. The sliding door did open and close correctly at the time of survey.



No significant unevenness or deterioration is noted to the wall and ceiling finishes within the closet space. Small gaps are noted in areas with vertical cracking noted. Consideration may be given to redecoration in the short term.



The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

The floor is covered with laminate style floor covering. No significant unevenness or deterioration is noted under foot.

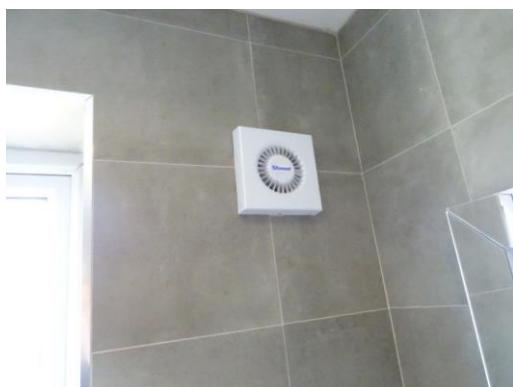
An additional sliding door is provided between the en-suite and the closet space. This was glazed to its entire height and we are unable to fully confirm the presence of toughened markings to the glass. Consideration may be given to replacement should young children be using the property.



En-Suite



Mechanical extraction is provided to the rear wall. This was tested and does appear operational at the time of survey.



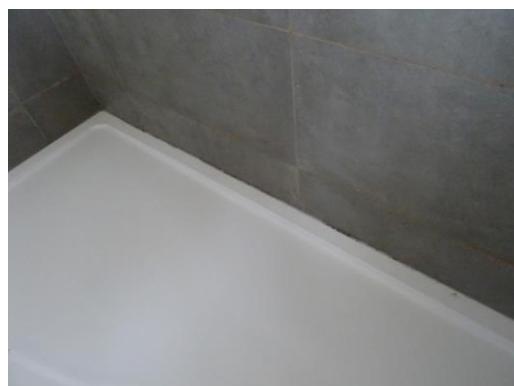
The rear window did open and close correctly at the time of survey.

The remainder of the ceiling is plasterboard finished with paint. No significant unevenness or deterioration is noted to the ceiling finish. Recessed downlighters are provided to the ceiling. We are unable to confirm their IP rating.

The walls and floors are finished with ceramic tile. No significant unevenness or deterioration is noted to the wall and ceiling finishes. Minor hairline cracking is noted between the wall and ceiling finishes. Consideration may be given to an installation of a perimeter silicone seal in order to mitigate any potential water ingress.



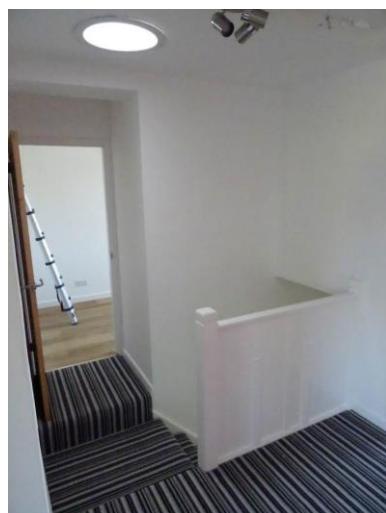
Sanitary appliances feature WC, wash hand basin and shower enclosure with mains fed shower. The sanitary appliances generally appear serviceable however significant black mould spores were noted around the base of the shower tray. We would recommend this is proactively raked out and renewed by a local professional in the immediate term.



Heating is provided to the en-suite with a small chrome finished towel rail. The towel rail was not operational at the time of survey and we are unable to comment on its effectiveness.



Landing



Smoke detection is provided to the ceiling. This was tested and does appear operational at the time of survey.

The walls and ceiling are plaster and plasterboard finished with paint. No significant unevenness or deterioration is noted to the walls and ceiling finishes.

The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

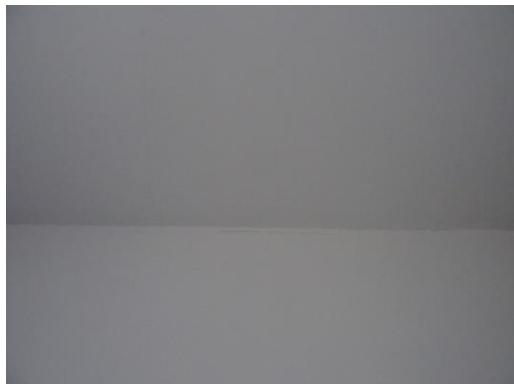
The floor is covered with carpet and appears to be in a serviceable condition. No significant unevenness or creaking is noted under foot.

Central Front Bedroom



The front window did open and close correctly at the time of survey.

The walls and ceiling are plaster finished with paint. Minor hairline cracking is noted in areas. Consideration may be given to redecoration in the short term.



The walls are finished at low level with timber skirtings these appear securely fixed however would benefit from redecoration.

The floor is covered with carpet. The carpet is poorly fitted adjacent to the front wall and consideration may be given to replacement. The carpet was partially lifted to reveal exposed timber floorboards. No significant deterioration is noted.



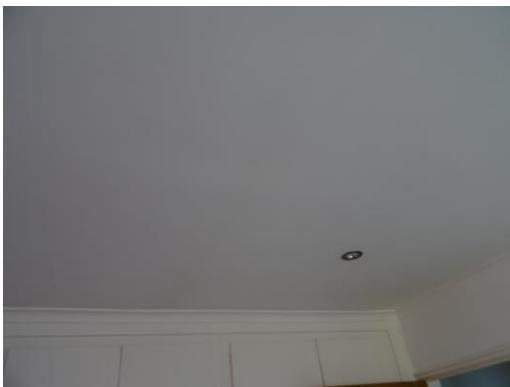
Heating is provided to the front wall with a large radiator with thermostatic radiator valve to the left hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness.

Front Bedroom



Integrated wardrobes are provided to the front bedroom modernisation may be a consideration.

The walls and ceiling are plaster finished with paint. No significant unevenness or deterioration is noted however minor hairline cracking is noted to the ceiling. Consideration may be given to redecoration in the short term.



Recessed downlighters are provided and these do appear to have been questionably filled in areas.



The walls are finished at high level with perimeter coving. No significant cracking or opening up of joints is noted.

The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

The floor is uncovered with exposed timber floorboards. No significant unevenness or deterioration is noted under foot.

Heating is provided to the front wall with a large radiator with a thermostatic radiator valve to the left hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness.

A number of the front windows are locked and we would recommend further advice obtained from a local window specialist. Minor staining is noted to the double glazed

units in areas and we would recommend further advice obtained from a local glazing specialist.



Minor black mould spores are noted around the window reveal. We would recommend cleaning with a diluted bleach solution in the short term and installation of a new seal around the window in order to mitigate any potential draught issues.



Rear Bedroom



Staining is noted to the rear window. We would recommend further advice is obtained from a local glazing specialist.

Minor hairline cracking is noted to the ceiling. Consideration may be given to redecoration in the short term.

The walls are finished at high level with perimeter coving. No significant cracking or opening up of joints is noted.

The walls are plaster finished with paint and one wall is finished with textured wallpaper. No significant unevenness or deterioration is noted.

Timber skirtings are provided at low level to the walls these appear securely fixed and in good decorative order.

The floor is covered with laminate floor covering. Minor age related deterioration is noted in areas and consideration may be given to modernisation.

Heating is provided to the rear wall with a large radiator with thermostatic radiator valve to the right hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness.

Integrated wardrobes are provided to the rear bedroom. Modernisation may be a consideration however these generally appear serviceable.



Bathroom

Mechanical extraction is provided to the ceiling. This was tested and does appear operational at the time of survey.

Recessed downlighters are provided to the ceiling. We are unable to fully confirm their IP rating as expected in a wet area.



The remainder of the ceiling is plastered finished with paint. No significant unevenness or deterioration is noted to the ceiling finish.

The walls and floor are finished with ceramic tile. No significant unevenness or deterioration is noted to the wall and floor finishes.

Heating is provided by a chrome finished towel rail. The towel rail was not operational at the time of survey and we are unable to comment on its effectiveness.



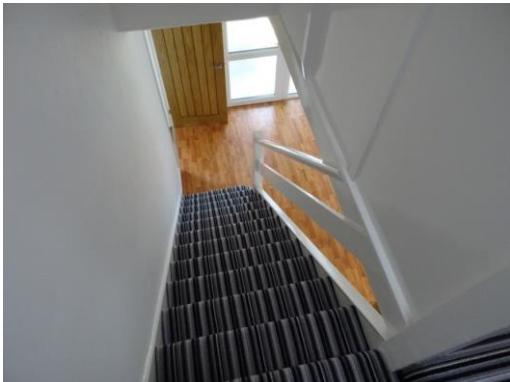
Sanitary appliances feature WC, bath with mains fed shower and wash hand basin. The sanitary appliances generally appear serviceable.

Integrated storage is provided to the bathroom.

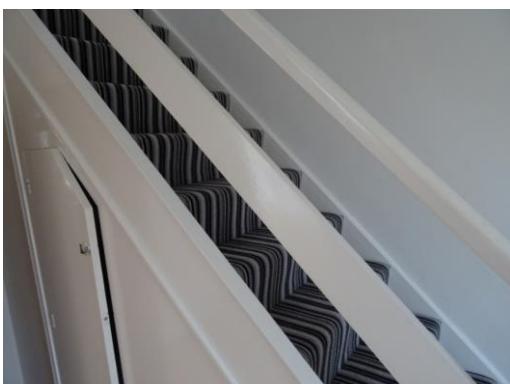


No significant unevenness or deterioration is noted to the wall and ceiling finishes.

The floor is uncovered with exposed timber floorboards. Minor age related staining is noted to the floorboards however we would not consider this significant and this was dry when probed.

Stairs

Balustrades are provided to the left hand side. No significant strengthening works are required however we note that the gaps between the rails are larger than 100mm. Consideration may be given to remedial work should young children be using the property.



Smoke detection is provided at the bottom of the stairs. Which was tested at the time of survey and did appear to be working as required.



The walls are plaster finished with paint however would benefit from redecoration.

The ceiling is lining paper finished with paint. No significant unevenness or deterioration is noted.

Ground Floor

The ground floor features entrance hallway, living room, kitchen, converted garage, utility room and WC.

WC



The recessed downlighters to the ceiling require re-fixing.



The rear window did open and close correctly at the time of survey.

The walls and ceiling are plasterboard finished with paint. Minor hairline cracking is noted in areas and consideration may be given to redecoration in the short term.



The walls are finished at low level with timber skirtings. Small gaps are noted in areas and consideration may be given to filling and redecoration in the short term.

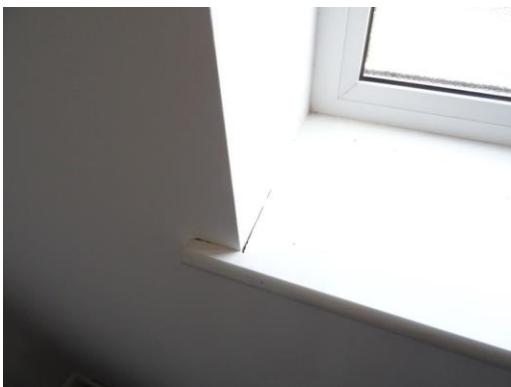


The floor is covered with ceramic tile. No significant unevenness or deterioration is noted under foot.

Heating is provided by a small radiator with thermostatic radiator valve to the right hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness.

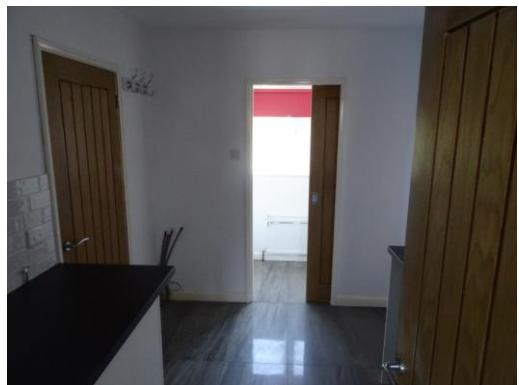
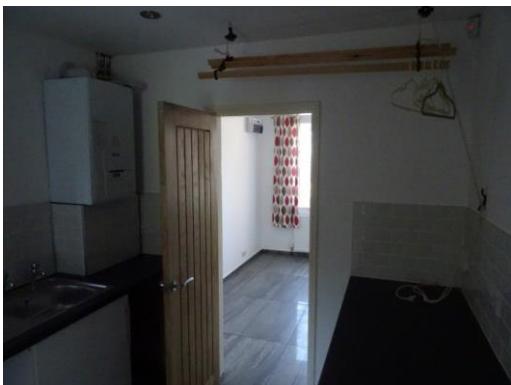


Consideration may be given to filling of the small gaps around the rear window boards.



Sanitary appliances feature a WC and wash hand basin. The sanitary appliances generally appear serviceable.

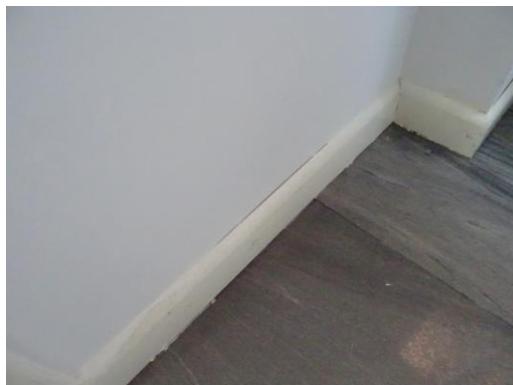
Utility Room



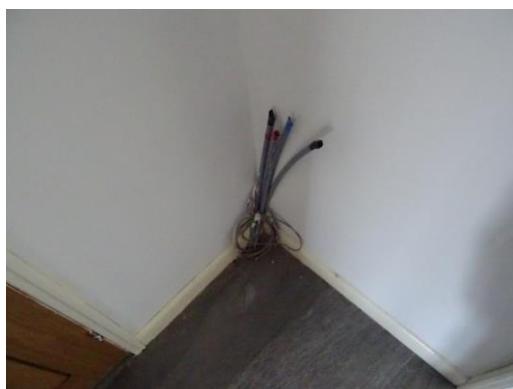
Mechanical extraction is provided to the side wall. This was tested and does appear operational at the time of survey.

The walls and ceiling are plasterboard finished with paint. No significant unevenness or deterioration is noted to the wall and ceiling finishes. Recessed downlighters are provided to the ceiling. These did operate effectively at the time of survey.

Small gaps are noted between the timber skirtings and the wall finishes. Consideration may be given to filling prior to redecoration.



A number of exposed cables are provided to the utility room at low level where we would recommend these are terminated and made safe by a local NICEIC Electrical Engineer.



Heating is provided by a small radiator with thermostatic radiator valve to the left hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness.



The boiler for the property is a modern replacement. Copies of Gas Safe installation records and annual gas servicing records. See obtained.



The floor is covered with ceramic tile. No significant unevenness or deterioration is noted under foot.



The utility room features base units and worktop. The utility room installation generally appears serviceable.

Keypad for the intruder alarm system is provided to the utility room. This was responsive at the time of survey and clarification should be sought with the Vendor with regards to any ongoing maintenance and service agreements and all access codes should be changes upon taking ownership of the property.



Converted Garage



We anticipate that the garage has been converted. Copies of building regulation certification should be obtained.

The walls and ceiling are plasterboard finished with paint. No significant unevenness or deterioration is noted to the wall and ceiling finishes. Minor hairline cracking is noted in areas we would not consider this significant.



The walls are finished at low level with a ceramic tile upstand detail. Small gaps are noted around the perimeter and consideration may be given to filling and redecoration in the short term.



The floor is covered with ceramic tile. No significant unevenness or deterioration is noted under foot.

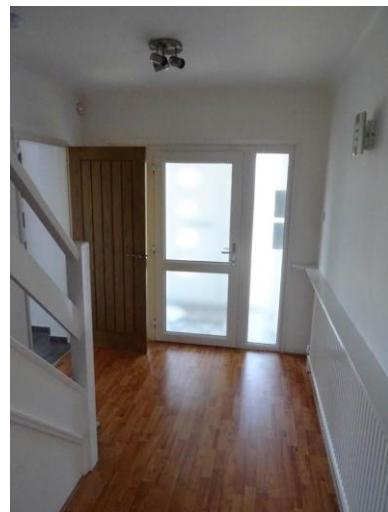
Heating is provided to the front wall with a large radiator with thermostatic radiator valve to the left hand side. The radiator was not operational at the time of survey and we are unable to comment on its effectiveness. Consideration may be given to cleaning the radiator in the short term as minor hair build up was noted to the radiator.



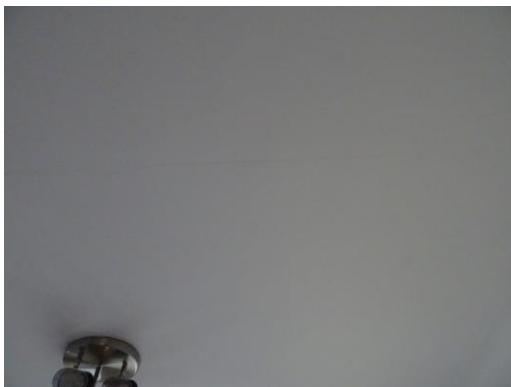
The consumer unit for the property is a modern RCD replacement housed within the converted garage. This was last inspected in 2014. Copies of all certification from 2014 should be retained. We would allow for a periodic inspection in 2024 in line with the Institute of Electrical Engineers recommendations.



Hallway



Minor hairline cracking is noted to the lining paper ceiling finishes. We would not consider this significant.

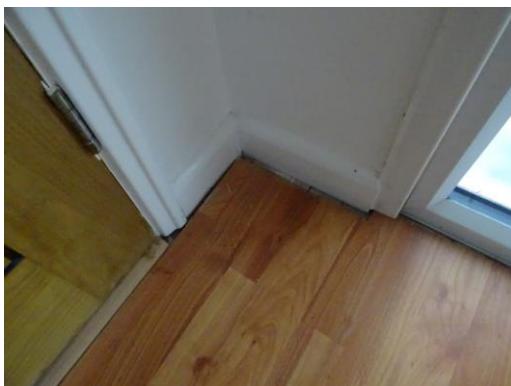


The walls are finished at high level with perimeter coping. No significant cracking or opening up of joints is noted.

The remainder of the walls are finished with lining paper and paint. No significant unevenness or deterioration is noted.

The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

The floor is covered with laminate style floor covering. No significant unevenness or deterioration is noted under foot. However the perimeter beading is missing in areas and we would recommend proactive reinstatement.



Heating is provided by a large radiator with thermostatic radiator valve to the left hand side. The radiators were not operational at the time of survey and we are unable to comment on their effectiveness.



The door between the hallway and the porch is glazed to its entire height. There is evidence of toughened markings to the glass as anticipated in an installation of this type and age. The door did open and close correctly at the time of survey.

Key pad for the intruder alarm system is provided to the hallway. Please see previous comments.



Integrated storage is provided to the hallway. The integrated storage houses the mains panel for the intruder alarm system.



The plaster wall and ceiling finishes are damaged and deteriorating in areas. Consideration may be given to minor plaster repairs.

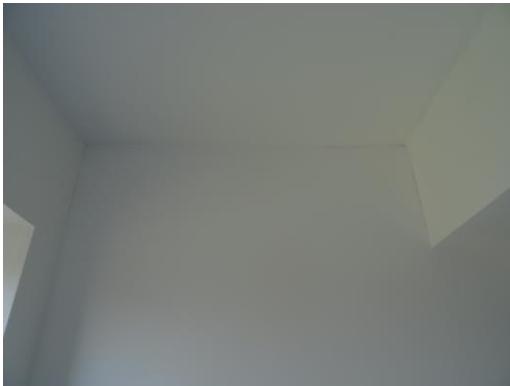
The floor is carpet and appears to be in a serviceable condition however would benefit from modernisation and a deep clean. We note loose glass across the area preventing it from being lifted.



Porch



The walls and ceilings are plasterboard finished with paint. No significant unevenness is noted however minor hairline cracking is noted. Consideration may be given to redecoration in the short term.



Timber skirting boards are provided at low level. The decorative finish is generally poor and we would recommend redecoration in the short term.



The floor is covered with ceramic tile. No significant unevenness or deterioration is noted under foot.

Consideration may be given to installation of a perimeter seal around the front entrance door.



No fixed heating is provided to the porch.

Living Room

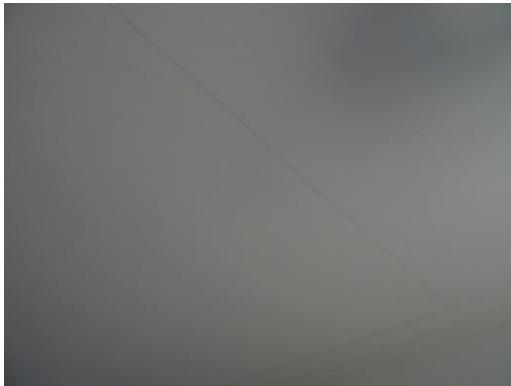


Minor difficulty was noted opening and closing the rear patio doors. We would recommend further advice obtained from a local specialist to repair as necessary.



As mentioned to the external inspection we were unable to fully confirm the presence of toughened markings to the glass. We would allow a provisional sum for replacement of the patio doors.

Minor hairline cracking is noted to the ceiling. We would allow for filling and redecoration in the short term.



The walls are finished at high level with perimeter coving. No significant cracking or opening up of joints is noted.

The walls are plastered finished with paint. No significant unevenness or deterioration is noted. One wall is wallpapered.

The walls are finished at low level with timber skirtings these appear securely fixed and in good decorative order.

The floor is uncovered with exposed timber floorboards. No significant unevenness or deterioration is noted under foot.

Heating is provided with two large radiators with thermostatic radiator valves fitted. The radiators were not operational at the time of survey and we are unable to comment on their effectiveness.

A decorative hearth and surround is provided to the living room. No flues or chimneys were noted to the property and therefore we anticipate that this is purely decorative.



Thermostats for the heating system are provided to the living room. These are generally dated and we assume are redundant.



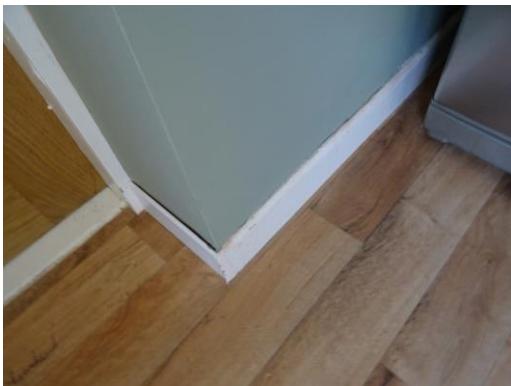
Kitchen



The walls and ceiling are plaster finished with paint. No significant unevenness or deterioration is noted however these do appear to have been poorly decorated in areas.



The walls are finished at low level with timber skirtings. Consideration may be given to filling and redecoration in the short term.



The floor is covered with vinyl floor covering. No significant unevenness or deterioration is noted under foot.

Mechanical ventilation is provided to the cooker space. This was tested and does appear operational at the time of survey.

The kitchen features numerous base units, wall units and worktop. The kitchen installation generally appears serviceable and may have recently been replaced.

4 Matters for Legal Advisers' Attention

4.1 Building regulations

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

4.2 Planning permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

We assume that this matter will be considered by solicitors.

4.3 Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.

- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

4.4 Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check:-

- Clarification of boundary positions and the responsibilities.

The property is understood to be located in an area of past mining activity. It is recommended that a written mining report be obtained from the Coal Authority prior to commitment to purchase.

4.5 Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should

be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

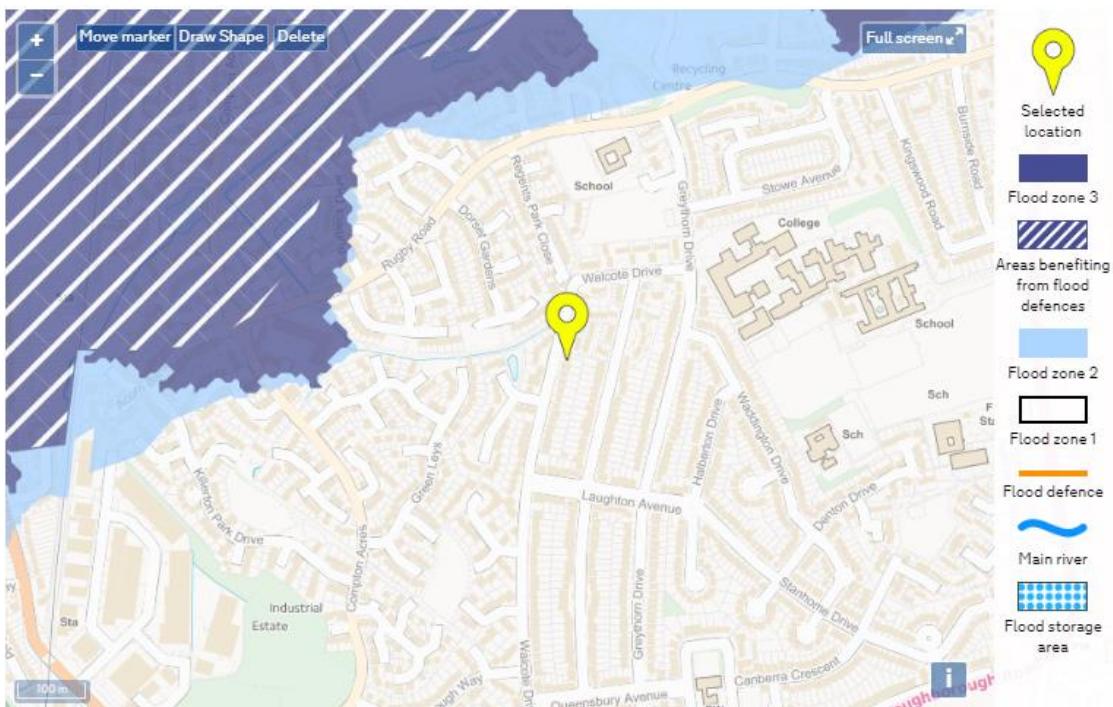
Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

5 Environmental Hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

5.1 Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However we have consulted the website at www.environment-agency.gov.uk of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.



5.2 Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned

- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are no trees in close proximity to the building.

5.3 Radon risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is <https://www.gov.uk/government/organisations/public-health-england>

If Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary testing, should be considered for a more accurate assessment of the site's exposure.

5.4 Electromagnetic fields and microwave exposure

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove

this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.

For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however.

We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

5.5 Invasive vegetation

We did not note the existence of any Knotweed or Hogweed around the property. However we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

5.6 Wood Boring Insects (Woodworm)

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out, however no infestation was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from wood boring insects.

5.7 Fungal Decay (Dry Rot & Wet Rot)

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

We have not undertaken a detailed investigation into the potential for Fungal Decay, however at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay.

5.8 Damp

Tests were conducted with an electronic moisture meter at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

The inner face of external walls was checked at random intervals with a moisture meter. No readings were taken to indicate a penetrating dampness problem. The external face of walls, rainwater fittings and especially edges around windows and doors should be maintained to a satisfactory condition in order to reduce the amount of rain penetration within the wall area.

5.9 Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC on 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

5.10 Asbestos

We have not undertaken an asbestos survey at the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials (ACMs). We will try and point out any possible asbestos containing materials at a property however ACMs can be covered within ducting or hidden by decorative finishes.

Should asbestos be of a particular concern to you we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor.

The HSE provides a very helpful website on asbestos, where it can be found and how to manage it <http://www.hse.gov.uk/asbestos/index.htm>.

6 Discussion

The Client has raised a number of specific concerns regarding the property which are detailed below:-

- We anticipate that the garage is a modern conversion, copies of building regulations approval should be obtained. We are unable to fully confirm the thermal performance of the ceilings, walls or floors without intrusive investigation.
- We have reviewed the EPC for the property which is dated 15 October 2018. The current EPC rating is C and potential EPC rating is B. With regards to the Client's concerns regarding the assumed features these mainly refer to the wall finishes. We anticipate that the extension to the right hand side is likely to be of insulated cavity wall construction given its age. There is evidence of retrospective cavity wall insulation to the remainder of the property. Copies of all building regulation certification should be obtained. The roofs are generally well insulated in line with modern standards. We anticipate that the floors to the original property are uninsulated however these are well ventilated. We would not consider floor insulation in a property of this age a significant concern.
- We anticipate that the roof and ceiling to the master bedroom is insulated. A loft hatch is provided to the rear wall above the en-suite shower room and there is evidence of insulation to the rear rafters. Copies of all building regulation certification should be obtained.
- The radiators are generally dated in areas however we would not consider this significant. Thermostatic radiator valves are installed to a number of the radiators. The performance increase of changing the radiators is likely to be outweighed by the cost. Modern radiators will be more efficient and effective.
- We were unable to fully confirm whether the radiators are operational at the time of survey as the heating was not operational. However the boiler is a modern replacement.
- There is no obvious sign of lead pipework to the property however this may be concealed and hidden. The pipework to the radiators throughout the property is of copper material.

- We would seek clarification with your Legal Advisors regarding planning permission for the porch and right hand side extension including conversion of the garage space.
- We advise that building regulations approval for the porch is not required due to its size and as a result of the external grade door between the hallway and the porch.
- Converting the electric hob to a gas hob is perfectly feasible. We would recommend further advice is obtained from a local Gas Safe Registered Engineer to install and certify as necessary.

We noted minor age related deflection of the roof tiles and roof timbers. However, we anticipate this is not of significant concern.

We would allow for proactive re-bedding of the ridge tiles in the short to medium term. We would allow a budget cost of approximately £600.

The doors between the master bedroom and the closet space and en-suite are glazed to their entire height however we are unable to fully confirm the presence of toughened markings to the glass. Consideration may be given to replacement should young children be using the area. Budget Cost £200 per door.

The windows are modern replacements copies of FENSA certification should be obtained for the window should these have bee replaced post 2002.

A number of the double glazed units do appear to have failed to the older windows. We would recommend further advice obtained from a local glazing specialist to replace as necessary. We would allow a provisional sum of approximately £400.

The decorative finish of the walls and ceilings is questionable in areas. Consideration may be given to redecoration in the short term.

The carpets and floor finishes throughout the property would also benefit from modernisation.

The consumer unit for the property is a modern replacement last inspected in 2014. All certification should be obtained. We would allow for reinspection in 2024 in line with the Institute of Electrical Engineers recommendations. We would allow a budget cost of approximately £250.

Minor hairline cracking is noted to the wall and ceiling finishes throughout the property. We would not consider this significant or indicative of any ongoing structural movement however would allow for filling and redecoration in the short term.

The patio doors to the rear of the living room were difficult to open and close correctly and we anticipate that the installation is generally dated. There is no evidence of toughened markings to the glass and consideration may be given to replacement should young children be using the property. We would recommend further advice is obtained from a local specialist to inspect/advise as necessary. We would allow a provisional sum for replacement of approximately £1,400.

The boiler is a modern replacement. Copies of Gas Safe installation records and annual gas servicing records should be obtained.

The property does benefit from an intruder alarm system. This did appear operational at the time of survey. Clarification should be sought with the Vendor with regards to any ongoing maintenance and service agreements and all access codes should be changed prior to taking ownership of the property. Budget Cost £100.

Consideration may be given to recovering the shed roof in order to mitigate any potential water ingress.

Consideration may be given to minor repointing works and re-bedding of the rear path and patio area.

Consideration may be given to re-bedding of the stones to the retaining wall between the lower patio area and the raised gardens.

Consideration may be given to upgrading the rear fences in order to improve privacy and security.

Consideration may be given to redecoration of the electric meter box to the right hand side elevation wall.

Minor repairs are required to the PVCu rainwater goods. We anticipate that these are reaching the end of their serviceable life and would benefit from proactive replacement. We would allow a provisional sum of approximately £500-£1,000.

The textured render to the front elevation walls generally appears serviceable with no significant cracking or unevenness noted. Clarification should be sought with the Vendor with regards to the specification of render used. We anticipate that this will require a professional clean rather than periodic redecoration.

Minor hairline cracking is noted to the mortar pointing below the living room window. We would not consider this significant however consideration may be given to repointing with a good quality lime based mortar. Minor deterioration of the mortar pointing is also noted above the living room window and we would recommend repointing with a good quality lime based mortar. Budget Cost £300.

The balustrades to the stairs are non-compliant in relation to modern standards. Consideration may be given to upgrading and remedial work in the immediate term should young children be using the property in order to mitigate any potential falls from height.

7 Conclusion

The property appears in a serviceable condition and has been finished internally and externally to a good standard subject to the relevant planning permissions and building regulations approval being obtained.

Minor repairs are required internally and externally.

8 Valuation & Reinstatement Cost

In my opinion, the Market Value at the date of this report as inspected was £370,000.

I understand that the property is freehold.

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.
- With regard to legal matters I have assumed that:
 - the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
 - the condition of the property, or the purpose the property is or will be used for, does not break any laws;
 - no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
 - the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Any additional assumptions relating to the valuation:

- None

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting the value:

- There is still some uncertainty in both the national and local residential property markets due to continuing low levels of activity and volumes of transactions (over the last three years) resulting from increased mortgage and personal debt. In addition, the availability of loan finance for residential mortgages has become more restricted with banks, building societies and finance companies requiring high deposits and applying more rigorous lending criteria. As a result, property prices have fallen and whilst there has been some very modest recovery within the last twelve months, it seems unlikely that this is sustainable and I suspect that there will be no significant upward movement of property prices in the next twelve to eighteen months.
- Following the EU referendum held on 23 June 2016 concerning the UK's membership of the EU, a decision was taken to exit. We are now in a period of uncertainty in relation to many factors that impact the property market. Since the Referendum date it has not been possible to gauge the effect of this decision by reference to transactions in the market place. The probability of our opinion of value exactly coinciding with the price achieved, were there to be a sale, has reduced. We would, therefore, recommend that the valuation is kept under regular review and that specific market advice is obtained should you wish to effect a disposal.

In my opinion, the current reinstatement cost of the property is £150,000

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of building's insurance cover you will need for the property.

9 Estimated Costs

At this time we can offer little more than preliminary estimated costs for the works indicated above. However, based upon our experience of similar schemes we consider the estimated costs to be reasonable. These costs do not include any allowances for possible items of external/internal decoration. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. They are intended purely as a guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors. They should carry all necessary Liability Insurance and be affiliated to a recognised trade association and be prepared to provide an underwritten warranty relating to the quality of their workmanship. Agreement regarding the provision of such warranties should be obtained before entering into a Contract for the works.

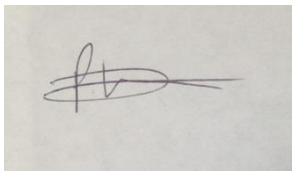
10 Rights of Originator

This report was for the sole use of the client, their mortgage company, estate agent, solicitor and insurance company. It must not be reproduced or transferred to any other third party without the express written consent of Allcott Associates LLP.

Allcott Associates LLP will consider the re-issue of the report in its original form to a third party within 6 months of the original report date for an administrative fee (currently £50.00 excl VAT). Upon the lapse of a 6 month period the report can only be re-issued following a full re-inspection, which will attract a full inspection fee.

We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this agreement.

END OF REPORT



Peter Mallinson BSc (Hons) MRICS
For and on behalf of **Allcott Associates LLP**

Conditions

The object of this survey is to report on the structural and weather integrity of the property with an assessment of any maintenance considerations and visually report on the services.

The importance of the above is taken in context with the age and style of the property.

The report is subject to the following qualifications: -

- i. Unless otherwise stated, information concerning rating, planning and building regulations, road widening, compulsory purchase and allied matters is based on telephoned enquiries only to the appropriate authority. Written enquiries can be made on receipt of further instructions and on payment of an additional fee.
- ii. Specialist inspection of the services will not be carried out. Any comments within the report are restricted to visual inspection of the accessible parts of the installation. Specialist inspections can be arranged on receipt of further instructions and payment of an additional fee.
- iii. The report indicates, where appropriate, guidance on the cost of recommended repairs and other works. The costs do not include VAT unless stated. It is stressed that such costs are not a fixed price quotation. You are advised to obtain firm fixed price quotations before entering into any legal commitment.
- iv. In normal circumstances it is not possible to comment in detail on the condition of wall or ceiling plaster where it is covered by paper or other decorations.

It must be borne in mind that the condition of the ceiling and wall plaster in older properties is likely to have deteriorated and the effect of central heating will cause the plaster in particular to have become detached from the underlying structure.
- v. The inspection is carried out from ground level using binoculars and a 12ft surveyor's ladder, as appropriate.
- vi. Roof voids will only be entered if there is adequate safe access, the cover of which is removable without significant damage being caused. Unless boarded out for safety the roof space will only be subjected to a head and shoulders inspection where we may not be able to see the whole of the roof void. If a roof survey has been specifically requested, then for full access we require the roof to be boarded or safe access arrangements made for the inspection. In any case, old roofs will not be entered as potentially unsafe. External roof coverings can only be viewed from ground level with binoculars, consequently a limited inspection.
- vii. Unless it is raining during the survey a detailed condition report of the gutters, downpipes and storm drainage may not be fully accessible.
- viii. Flues will not be tested and their condition and the presence of liners where appropriate cannot be confirmed.
- ix. Tests for dampness are carried out with an electronic conductance meter – "Protimeter – surveymaster".
- x. Only such items in respect of the site are referred to which are of financial significance or likely to affect the structure of the property in the foreseeable future.
- xi. Any comment on Market Value does not constitute an open market value. It merely reflects whether any significant defects noted should be considered and potentially used as a negotiation tool to reduce the agreed purchase price. If you require an Open Market Value, you should obtain advice from a valuation surveyor.
- xii. No investigation will be carried out in respect of pollution or contamination of the ground on which the property is built. Should investigative work be required, an additional fee will be required.
- xiii. Unless stated to the contrary, physical penetrative investigations will not be undertaken a part of his report.

Furthermore, furniture will not be moved nor will household effects.

The presence of clothing in wardrobes, storage of items in kitchen units etc and cupboards elsewhere is likely to inhibit an investigation.
- xiv. Where appropriate a brief outline is given of repair or other works which are needed. Such an outline is not considered or intended to be a detailed schedule of works that can be priced by a builder or tradesman. Allcott Associates LLP will accept no responsibility for works carried out and allegedly based on information given, except in such circumstances that the works are inspected by a Partner of Allcott Associates LLP, and carried out by a builder or tradesman so approved and upon receipt of payment of the appropriate professional fee and other associated expenses.

As stated previously, approximate costs of repair do not include VAT or professional fees unless stated.
- xv. Full details of non-standard system built forms of construction may not be ascertainable (unless this is the specific objective of the report).
- xvi. Only structural movement believed to be of significance and/or progressive will be reported upon. Minor cracking due to shrinkage, movement and the like will not be detailed unless believed of ongoing importance.
- xvii. In terms of access, it should be understood that at times on individual properties, it may not be possible to access certain areas due to the topography of the site, the proximity of adjacent structures etc.

Similarly, any areas of woodwork in the structure which is covered may not be accessed either.

Where properties are occupied and furnished and or with most floors close carpeted at the time of the inspection, any comments relating to the condition of any floor timbers will be limited. Where the areas are exposed and can be inspected they will be commented upon.

In the event of any complaint arising it will be dealt with in accordance with the requirements of the RICS

A copy of our complaints procedure is available on request.

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