

THE RICS
HOMEBUYER
SURVEY & VALUATION

Property: 32 Frederick Street
Bristol
BS4 3PP

Client: Miss Jolly
23 The Crescent
Bristol

BS3 3SB

Inspected on: 19th December 2005

Inspected by: Allied Surveyors PLC
1 Pembroke Road
Clifton
Bristol BS8 3AU



PLEASE READ
 THIS PAGE WITH
 EXTRA CARE

A: INTRODUCTION

Please note that this Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon advice contained in the Report, no responsibility is accepted for the consequences. [Standard Terms of Engagement, Clause 6]

The Report has been prepared in line with the *Description of the HOMEBUYER Service* already provided (an additional copy is attached). If any addition to the standard Service was agreed before the Inspection, this is confirmed at the foot of the last page.

■ OBJECTIVE

Objective

The principal objective of the Report and Valuation is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase;
- assess at what price it would be reasonable to purchase the Property;
- be clear what decisions and actions should be taken;
 - in ENGLAND AND WALES before contracts are exchanged;
 - in SCOTLAND before concluding an offer to purchase,

■ CONTENT

Content

The general condition and particular features of the Property are covered, but the Report focuses on the matters which I judge to be urgent or significant.

Urgent matters are defects judged to be an actual or developing threat to the fabric of the building; it will be advisable to have these put right as soon as possible after purchase (in some cases even before). *Significant matters* are defined as matters which could reasonably be expected in negotiations over price to be reflected in the amount finally agreed.

Matters assessed as *not urgent* or *not significant* are outside the scope of the HOMEBUYER Service, and are generally not reported. However, other matters (such as legal and safety considerations) may be reported where I judge this to be helpful and constructive.

■ ACTION

ACTION

If - after reading and considering all the information and advice in the Report - you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word ACTION and is also listed in Section F: *Summary* together with advice on what to do next.

OVERALL OPINION

Below are my conclusions, in brief, on the price at which it would be reasonable to purchase the Property, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HOMEBUYER Service.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, *you are most strongly advised to read and consider its contents as a whole.*

■ OVERALL OPINION

This property is considered to be a reasonable proposition for purchase at a price of £170,000, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type where maintenance and repair have been neglected. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on re-sale in normal market conditions.

32 Frederick Street BS4 3PP

PLEASE READ
 THESE NOTES

B: THE PROPERTY & LOCATION

This section covers the important general background information on the Property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes who appeared to be in occupation, the weather at the time of the Inspection, and any limitations on the Inspection.

Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:

- often followed by a list of supplementary items, such as:

B1
THE PROPERTY
 ■ Type and age

B1 THE PROPERTY

- Type and age
- Construction
- Accommodation
- Garage and grounds

The property comprises a mid-terrace late-Victorian house.

Traditional construction. The main roof is pitched and covered with tiles, the rear extension has a felt covered flat roof. The walls are finished in stone or render.

Ground floor:
 Hall, lounge, extended dining room and extended kitchen.

First floor:
 Landing, bathroom with wc and two bedrooms.

Forecourt and small rear garden.

B2 THE LOCATION

The property is located in an established residential area within reasonable reach of local amenities. The house is close to a local playing field and scout hut, so the cul-de-sac may be busier at times, especially during the weekends and evenings.

B3 CIRCUMSTANCES OF THE INSPECTION

WEATHER:
 It was sunny and dry during my inspection.

LIMITS TO INSPECTION:
 The property is vacant although there are still some stored items in the loft. Fitted carpets or alternative floor coverings are retained throughout. A floorboard had been raised by others offering a limited view of part of the floor in the boiler cupboard. Some areas were obscured externally, especially around the stacks, but also at low level beyond the dining room window.

32 Frederick Street BS4 3PP

**PLEASE READ
THESE NOTES**

C: THE BUILDING

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken - perhaps by specialists. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber defects might require further investigation.)

C1 MOVEMENT

Brickwork containing the chimney flues seen in the loft is poorly built and weak. The risk of failure may be small, but this element of structure needs to be improved.

ACTION:

You are advised to obtain quotations for repairing the flue in the attic. Please also see Section F1.

C2 TIMBER DEFECTS

There are isolated rotten timbers in the loft, particularly at the left side and there may also be decay in the skirting in the front bay window. The ground floor structure and the area of flat roof around the leak are especially vulnerable to significant rot and need to be opened up and checked at the earliest opportunity. Dampness needs to be addressed, ventilation improved and decayed timbers repaired or renewed as necessary.

There is evidence of earlier woodboring beetle attack in the loft and active decay may be hidden in the floor structures.

ACTION:

Hidden parts of the property need to be checked to establish the extent of necessary repair. You are advised to obtain quotations for repair. Please refer to Section F1.

C3 DAMPNESS

There are dry stains in the front corners at ceiling level upstairs. These are likely to be associated with occasional leaks via the parapets. The deterioration in the rear left corner at ceiling level is more substantial and is likely to be connected with the decay found in the loft at that position. The source of damp ingress needs to be carefully investigated from roof level and addressed as a priority.

The dry stain on the bathroom ceiling may be associated with earlier leakage from the plumbing in the loft.

A small hole in the kitchen ceiling is dripping and likely to be associated with poor detailing around the pipework, walls and flat roof above. This area needs to be repaired as a priority.

There is dampness and widespread damp-associated deterioration in the dining room which appears to have developed since the property was extended. Effective attention to rising damp is not a simple matter and requires further investigation.

ACTION:

Establish through closer high level inspection the nature of the roof leak at the rear left corner and obtain appropriate specialist advice regarding attention to dampness in the dining room. You are advised to obtain quotations for repair. Please refer to Section F1.

C4
**CONDENSATION
 & INSULATION**

The localised mould growth on the front bedroom window can probably be attributed to condensation. To some extent the ill-fitting and insubstantial nature of the windows will provide a measure of background ventilation, so may the vents installed in some of the redundant fireplaces. Generally however there is scope for improvement which should be considered whenever renewing windows. There is no modern standard of ventilation in the loft and this should be improved before upgrading the insulation.

Ventilation below the ground floor (sub-floor ventilation) is especially poor and should be improved.

Approximately 100mm of glasswool quilt is installed across much of the loft. A typical modern standard lies closer to 300mm of glasswool quilt and improvements are likely to be cost effective. Improving insulation in the walls and ground floor is less likely to be cost effective, but should be considered during a full refurbishment. If replacing the windows double glazing should be installed. Lagging around the hot water cylinder is damaged and there is scope to improve lagging around plumbing in the loft.

ACTION:

Consider all aspects of condensation and insulation during fuller investigations associated with dampness and timber defects. You are advised to obtain quotations for improvements. Please refer to Sections C2, C3 and F1.

**PLEASE READ
 THESE NOTES**

C: THE BUILDING *(continued)*

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the Inspection if there is heavy rain.

C5
THE EXTERIOR

■ **Roof structure
 and covering**

The main roof is covered with clay tiles and has a secondary covering or lining called sarking felt. This covering is generally in reasonable condition although there is scope to re-set and adjust some tiles and the sarking felt has deteriorated in places, especially around the rear stack. These areas therefore require repair.

The main covering is supported on a conventional timber structure which bears no evidence of significant defect, but requires some localised repair where timbers have decayed.

The flat roof at the rear is covered with felt and stone chippings. This appears generally serviceable, but flat roofs typically have a life in the order of 10 years or so and this roof is likely to already be at least ten years old. Some repair is required in isolated areas, especially around the service pipes where there is currently a leak.

The roofs need to be considered carefully in light of Sections C1, C2, C3 and C4 and repaired along with other high level areas discussed below.

ACTION:

You are advised to obtain quotations for repairing the roofs. Please also see Section F1.

32 Frederick Street BS4 3PP

■ Chimneys

These are raised in brick although part is rendered. They appear externally to be redundant, but presumably still serve the dining room fire, so the adequacy of the flue terminal should be checked. There appears to be some isolated loose masonry above the main stack and this should be repaired.

ACTION:

You are advised to obtain quotations for improving the stacks where necessary. Please also see Section F1.

■ Rainwater fittings

Plastic rainwater goods are provided. The gutter beyond the flat roof contains chippings from the flat roof and needs to be cleared. The gutter at the rear left corner of the main roof contains debris which has fallen from the parapet; this may be contributing to damp ingress and should be removed during careful investigation of that area. The rear yard drains back towards the house, but the gully near the back door appears blocked so should be cleared. Rainwater goods therefore require some attention.

ACTION:

I recommend that all rainwater goods and surface water drainage should be checked during or immediately after heavy rain to establish whether any other blockage, leakage or overflow requires attention. I advise obtaining quotes for any improvements found necessary. Please refer to Section F1.

■ Main walls

The stone and terracotta finish at the front is in typical condition. The stonework has weathered and several of the stones have a loose skin that will soon fall away. A degree of weathering and erosion is normal, but is now likely to be accelerated by the use of a hard cement finish across the joints (ribbon pointing). This pointing appears to have been poorly installed and is starting to fail in some areas. I would not recommend re-instating the failed areas of ribbon pointing, but some other form of repair may ultimately be necessary and in the meantime the property's appearance may be spoiled.

Render at the rear is damaged and requires repair in places.

Where the walls protrude above the roof they are called parapets. The render to these parapets is failing and requires repair. The finish above the parapets is called the coping and the adequacy of the coping should be checked and improved as necessary while attending to the render. Proper repair to the parapets should reduce damp ingress internally, but some slight ongoing damp ingress is likely to persist.

ACTION:

You are advised to obtain quotations for repairing the parapets. Please also see Section F1.

■ External joinery and decoration

Windows and doors are generally of poor design and many are in a poor condition. For example they offer no scope for escape in the event of an emergency and the low lying glazing could prove to be hazardous. Some still remain serviceable in some respects but you are likely to require the renewal of external joinery items.

Any retained joinery will need urgent decoration.

ACTION:

You are advised to obtain quotations for repairing or replacing the joinery items. Please also see Section F1.

■ Other

**PLEASE READ
 THESE NOTES**

C: THE BUILDING *(continued)*

Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, furnishings may conceal defects.)

**C6
 THE INTERIOR**

■ **Roof space**

A loft ladder is installed, but access to the loft could prove to be hazardous and disturb underlying ceilings. Access should only be gained for proper maintenance and repair.

There is evidence that birds have entered the loft, but this can be addressed while repairing the felt and other areas of roof covering.

■ **Ceilings**

These are finished in plaster and most areas are likely to comprise the original finish (lath and plaster). The ceilings bear evidence to a normal degree of movement, distortion and earlier damp-related damage, but some cosmetic repair is required, for example there is a fine crack across the ceiling in the lounge. Recent leaks have caused more significant damage to finishes.

ACTION:

You are advised to obtain quotations for repairing the plaster. Please also see Section F1.

■ **Floors**

The floor in the extension and kitchen is likely to be 'solid', but elsewhere the floors are likely to be framed in timber with timber boards or chipboard. Floors were generally found to be sound and reasonably level, but are mostly hidden. The ground floor in particular will be vulnerable to timber decay. The laminate floor finishes are disturbed near the dining room; these finishes will need to be lifted generally to check the condition of the hidden structure.

ACTION:

I recommend careful investigation of the condition of the hidden ground floor structure and advise obtaining quotes for any repair found necessary. Please refer to Section F1.

■ **Internal walls
 and partitions**

These are finished in plaster and are likely to comprise a mix of solid and lightweight construction. The plaster finishes are disturbed in several areas by dampness, so some repair is required.

I cannot comment on the adequacy of the altered structure where the property is extended, but saw no evidence of any significant deflection or failure associated with the alterations.

ACTION:

You are advised to obtain quotations for repairing the plaster. Please also see Section F1.

■ **Fireplaces etc.**

There is an old gas fire in the dining room, but I saw no evidence of ventilation and suspect the flue terminal may be inappropriate above the stack. The fire should not therefore be used until thoroughly checked and the flue and ventilation arrangements considered by specialists referred to in Section D1. The fireplace in the lounge has been removed, but a reconstituted stone surround is retained. All original fireplaces have been removed.

ACTION:

Include gas fire within specialist test and report on heating system. You are advised to obtain quotations for any modifications required. Please refer to Section F1.

■ **Internal joinery
 and decoration**

Unguarded low lying glazing is hazardous and there is a missing section of handrail towards the top of the staircase. There is scope for improvement and repair beyond addressing safety issues which should be considered according to your own tastes as part of a fuller refurbishment.

32 Frederick Street BS4 3PP

■ Other

There is a piece of material above the removed fireplace in the lounge which may comprise asbestos cement; this is damaged. Asbestos was commonly used in building materials up to the end of the 20th century, by which time it became a banned substance. It is not always possible to identify whether asbestos is contained in a building material without a specialist test. Asbestos is not usually harmful unless the fibres can be released into the air by it becoming damaged or showing signs of wear.

ACTION:

You are advised to obtain quotations for testing and/or removing the material behind the fireplace. Please also see Section F1.

D: THE SERVICES & SITE

PLEASE READ THESE NOTES

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the Inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1 THE SERVICES

■ Electricity

The electricity meter and fuses are located in a high level cupboard in the hall. The provision is mixed but not recent and there is scope for improvement and alterations should you wish to comply fully with current standards.

ACTION:

I recommend you obtain an electrical test, report and quotes from an NICEIC or equivalent electrician. Please refer to Section F1.

■ Gas

The meter is located at low level in the hall. Lead pipework evident in the floor void close to the boiler may once have served a gas supply. I recommend checking that this is now disconnected.

ACTION:

I recommend checking that lead pipework is redundant. Please refer to Section F1.

■ Water

I am advised by the vendor that the stoptap is located below the mat- well, but this was not seen. It would not be uncommon to find lead supply pipework still retained in a property of this type and age and health and safety issues should be discussed with the water supply company and possibly your GP.

There are two plastic cold water storage tanks in the loft and these require attention if retained. For example the larger tank should be supplied with a suitable close-fitting lid and the complex overflow should be simplified to reduce the risk of problems occurring.

Domestic hot water is contained in the cylinder in the bathroom and appears to be warmed by a spur from the boiler. The cylinder is not recent and the insulation jacket is failing. This cylinder may fail at any time. I recommend you consider upgrading or renewing the plumbing systems if improvements and alterations are justified with the heating generally.

ACTION:

Consider plumbing systems in conjunction with heating discussed below and obtain quotes accordingly. Please refer to Section F1.

32 Frederick Street BS4 3PP

■ Heating

There is a gas fired boiler in the front bedroom cupboard which appears to serve radiators throughout the property and provide the primary heat source for domestic hot water. The system is of mixed ages and some of the radiators are corroded and falling from their brackets. There appears to be scope for general repair and improvements to the radiator system.

ACTION:

Arrange for a CORGI registered heating engineer to inspect and test the system and also consider gas installations and the plumbing systems. I advise obtaining quotes. Please refer to Section F1.

■ Other

Smoke detectors are installed and should be periodically checked. The existing windows block escape from the bedrooms and, so long as retained, heavy objects should be kept in the bedrooms to smash the glass out of the way in the case of an emergency.

**D2
 DRAINAGE**

A single cast iron cover was raised at the rear to reveal a brick drainage inspection chamber. No significant defects are evident.

ACTION:

If you require full assurances regarding the condition of the hidden pipework a specialist video survey should be commissioned. Please refer to Section F1.

**D3
 THE SITE**

■ Garage and outbuildings

None found.

■ Grounds and boundaries

There is slight irregularity in the paving which could cause a trip hazard. Some repair is required to the boundary walls, especially the render at the rear left side, and weed growth needs to be controlled.

**PLEASE READ
 THESE NOTES**

E: LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the Property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section.

ACTION

You should IMMEDIATELY pass a copy of this Report to your Legal Advisers, asking them to check:

1. the standard searches and inquiries;
2. all the relevant items referred to in sub-sections E1-E4;
3. the assumptions made in arriving at the Market Value (which are itemised in the footnote to Section G1).

**E1
 TENURE**

I am advised by the vendor that the property is freehold, but this detail should be checked by your Solicitor. My further advice should be sought if the property proves to be leasehold with a term of less than 75 years.

E2
 REGULATIONS,
 etc.

Your Solicitor may be able to find reference to Building Regulations approval which may have been required when the property was extended. It would not be unusual to find such proof is missing.

E3
 GUARANTEES,
 etc.

There may be guarantees relating to earlier damp proofing work, timber treatment and other matters. Any and all guarantees should be checked by your Solicitor and valid documentation should be transferred to your benefit and kept in a safe place.

E4
 OTHER MATTERS

F: SUMMARY

Assuming that you decide to proceed with the purchase of this Property, there may be some things on which you should take action, such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the Property, perhaps by an appropriate specialist who will submit a separate report.)

ACTION

If after reading and considering this Report, you intend to proceed with the purchase, or in Scotland make an offer, you should IMMEDIATELY pass a copy of this Report to your Legal Advisers - as advised in Section E. They will check (i) the standard searches and inquiries; (ii) all the relevant items covered in sub-sections E1-E4; and (iii) the assumptions made in arriving at Market Value.

Any ACTION recommendations made in Sections B, C and D are listed below under the relevant headings. In each case (if any), **I strongly advise you to obtain competitive quotations from reputable contractors at once.**

As soon as you have these, as well as the responses from your Legal Advisers, I will be pleased to advise you whether or not they would cause us to change the advice or Valuation given in this Report. Only when you have all this information will you be fully equipped to make an informed judgement on whether or not to proceed.

If you should decide to exchange contracts (or in Scotland, make an offer) without obtaining this information, you might have to accept the risk that some adverse factors might come to light after you are committed to the purchase.

F1
 ACTION

■ Urgent matters

There are a number of repairs required to stop damp ingress and reduce the risk of further damp ingress occurring. Associated repairs are required where timbers have already decayed and internal finishes have been damaged. These issues are covered in Sections C2, C3, C4, C5 and C6.

The chimney flue discussed in Section C1 also requires repair.

Any matters identified as being urgent by the specialists testing services discussed in Section D1 should be addressed as a priority and safety issues, for example associated with glazing, discussed in Sections C5 and C6 dealt with as soon as possible.

32 Frederick Street BS4 3PP

■ Further investigation

Quotes and estimates for any and all of the repairs suggested and any further improvements and alterations you may require for your own purposes should be obtained before you are contractually obliged to purchase. Much of the work can be combined to save cost, but I recommend you obtain further specialist advice to help you with planning and budgeting for the refurbishment of this property.

F2
 MAINTENANCE
 CONSIDERATIONS

Once fully repaired maintenance of this property should prove to be normal although the retention of a felt flat roof will inevitably increase maintenance obligations.

F3
 OTHER
 CONSIDERATIONS

This cul-de-sac position was quiet during my inspection with only distant background road noise. It will be busier when the playing fields and scout hut are used.

**PLEASE READ
 THESE NOTES**

G: VALUATION

In arriving at the opinion of the Property's Market Value as defined in Section D2 of the *Description of the HOMEBUYER Service* (attached), various assumptions* are made, subject to any change stated below. Legal Advisers, and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters. *The opinion of the Market Value given below could be affected by the outcome of the inquiries by your Legal Advisers [Section E] and/or any further investigation and quotations for urgent repairs [Section F]. The Valuation assumes that your Legal Advisers will obtain satisfactory replies to their inquiries relating to the assumptions made in this Report.*

G1
 MARKET VALUE

The Market Value on 19th December 2005 of the freehold interest with vacant possession was £170,000 (one hundred and seventy thousand pounds).

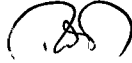
G2
 INSURANCE
 COVER
 [REINSTATEMENT
 Cost]

The current cost of reinstating the property is approximately £115,000. The estimated external area of the accommodation is approximately 106 square metres.

32 Frederick Street BS4 3PP

- This Report is provided in accordance with the terms of the *Description of the HOMEBUYER Service* previously supplied, subject to any agreed addition noted below. (An additional copy is attached herewith.)
- The Report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon advice contained in the Report, no responsibility is accepted for the consequences.
- I hereby certify that the Property has been inspected by me and that I have prepared this Report, including the opinion of Market Value.

SIGNATURE



SURVEYOR'S NAME AND PROFESSIONAL QUALIFICATIONS **Robin Mewes
 BSc (Hons) MSc MRICS MEWI**

NAME AND ADDRESS OF SURVEYOR'S ORGANISATION **Allied Surveyors PLC
 1 Pembroke Road
 Clifton
 Bristol BS8 3AU**

Tel No: 01934-712826
 Fax No: 01934-710139

DATE OF REPORT **22nd December 2005**

AGREED ADDITION (IF ANY) TO
 THE *DESCRIPTION OF THE SERVICE*

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

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

- No significant defects or cause to alter the Valuation would be revealed by an inspection of those parts which have not been inspected;
- No hazardous or damaging materials or building techniques have been used in the Property; there is no contamination in or from the ground; and the ground is not land-filled;
- The Property is connected to, and there is the right to use, the reported main services; and
- The Valuation takes no account of furnishings, removable fittings and sales incentives of any description.

Concerning legal matters, that:

- The Property is sold "with vacant possession";
- No laws are broken by the condition of the Property or by its present or intended use;
- The Property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and
- The Property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the Property have been "adopted" (i.e. are under local authority, not private, control).

A The Service

A1 The HOMEBUYER Service comprises:

- an **Inspection** of the Property (Section B below);
- a concise **Report** based on the Inspection (Section C);
- the **Valuation**, which is part of the Report (Section D).

A2 The Surveyor's main objectives in the HOMEBUYER Service are to give Clients considering buying a particular Property the professional advice which will assist them:

- to make a reasoned and informed judgement on whether or not to proceed with the purchase;
- to assess at what price it would be reasonable to purchase the Property;
- to be clear what decisions and actions should be taken before contracts are exchanged; in Scotland to be clear about what decisions and actions should be taken before an offer is concluded.

A3 The HOMEBUYER Service therefore covers the general condition of the Property and particular features which affect its present value and may affect its future resale. The Report focuses on matters which the Surveyor judges to be urgent and/or significant.

Significant matters are defined as matters which could reasonably be expected in negotiations over price to be reflected in the amount finally agreed.

B The Inspection

B1 The Inspection is a general surface examination of those parts of the Property which are accessible. Accessible is defined as, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

Due care is therefore exercised throughout the Inspection regarding safety, practicality and the constraints of being a visitor to the Property (which may be occupied). So furniture, floor coverings and other contents are not moved or lifted; and no part is forced or laid open to make it accessible.

B2 The services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor does not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Also, the Surveyor does not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice is given on what action should be taken.

B3 Where necessary, parts of the Inspection are made from adjoining public property. Equipment such as a damp-

meter, binoculars and torch may be used. A ladder is used for hatches and also for flat roofs not more than three metres above ground level. Leisure facilities and non-permanent out buildings (e.g. pools and timber sheds) are noted but not examined.

FLATS: In the case of flats, exterior surfaces of the building containing the Property, as well as its access areas, are examined in order to assess their general condition; roof spaces are inspected if there is a hatch within the flat. In Scotland, communal areas within the building are examined and accessible roof spaces are inspected.

B4 The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing an inspection of properties that may fall within the *Control of Asbestos in the Workplace Regulations 2002*. In the case of flats it will be assumed that there is a dutyholder, as defined in the Regulations, and that a Register of Asbestos and effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health. No enquiry of the dutyholder will be made.

C The Report

C1 The Report provides the Surveyor's opinion of those matters which are urgent and/or significant and need action or evaluation by the Client before contracts are exchanged or an offer to purchase is made. The Report includes the following:

- *urgent repairs* (e.g. gas leak; defective chimney stacks) - for which the Client should take action advised where appropriate;
- *significant matters requiring further investigation* (e.g. suspected subsidence) - for which the Client should obtain (and may have to pay for) reports and quotations from suitable contractors;
- *significant (but not urgent) repairs and renewals* (e.g. new covering for flat roof before long);
- *other significant considerations* (e.g. a potential source of inconvenience) which the Surveyor wishes to draw to the attention of the Client;
- *matters identified by Inspection* (e.g. a possible right of way) which the Client should instruct the Legal Advisers to include in their inquiries.

C2 Matters assessed as not urgent or not significant are outside the scope of the HOMEBUYER Service and are generally not reported. However, other matters which may be of concern are reported where the Surveyor judges this to be helpful and constructive. If a part or area normally examined is found to be inaccessible during the Inspection, this is reported; if a problem is suspected, advice is given on what action should be taken.

(Continued overleaf)

Description of HOMEBUYER Service - Continued

C3 The Report is in a standard format arranged in the following sequence: *Introduction & Overall Opinion; The Property & Location; The Building; The Services & Site; Legal & Other Matters; Summary; Valuation.* In the case of leaseholds, the Report is accompanied by a standard Annex called *Leasehold Properties.*

D The Valuation and Reinstatement Cost

D1 The last section of the Report contains the Surveyor's opinion both of the Market Value of the Property and of the Reinstatement Cost, as defined below.

D2 "Market Value" is the estimated amount for which a Property should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In arriving at the opinion of the Market Value, the Surveyor also makes various assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of uninspected parts; the right to use mains services; and the exclusion of curtains, carpets, etc. from the Valuation. (If needed, the Surveyor can provide details.) Any additional assumption, or any found not to apply, is reported.

FLATS: In the case of flats, the following further assumptions are made:

- that there are rights of access and exit over all communal roadways, corridors, stairways, etc. and to use the communal grounds, parking areas and other facilities;
- that there are no particularly troublesome or unusual legal restrictions;
- that there is no current dispute between the occupiers of the flats, or any outstanding claims or lawsuits; and
- that the costs of repairs to the building are shared among the tenants (In Scotland the co-proprietors) on an equitable basis.

D3 "Reinstatement Cost" is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form, unless otherwise stated. This includes the cost of rebuilding the garage, boundary/retaining wall and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on fees).

Standard Terms of Engagement

1 The Service. The standard HOMEBUYER Survey & Valuation Service ("the Service") laid out in the preceding *Description of the HOMEBUYER Service* ("the Description") applies unless an Addition to the Service is agreed in writing before the Inspection. (An example of such an Addition is reporting upon parts which are not ordinarily inspected, such as the opening of all windows.)

2 The Surveyor who provides the Service will be a Member of the Royal Institution of Chartered Surveyors, who is competent to survey, value and report upon the Property which is the subject of these Terms.

3 Before the Inspection. The Client will inform the Surveyor if there is already an agreed or proposed, price for the Property; and if there are any particular concerns (such as plans for extension) which the Client may have about the Property.

4 Terms of payment. The Client agrees to pay the fee and any other charges agreed in writing.

5 Cancellation. The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time before the day of the Inspection. The Surveyor will not proceed with the provision of the Service (and will so report promptly to the Client) if, after arriving at the Property, he or she concludes:

- a) that it is of a type of construction of which he or she has insufficient specialist knowledge to be able to provide the Service satisfactorily; or
- b) that it would be in the typical Client's best interests to be provided with a Building Survey, plus Valuation, rather than the HOMEBUYER Service.

In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the Surveyor, the reason will be explained to the Client.

6 Liability. The Report provided is solely for the use of the Client and the Client's professional advisers, and no liability to anyone else is accepted. It may not be provided to anyone else.

7 Complaints Handling Procedure. A copy of the Surveyor's complaints handling procedure is available on request.

Please Note: These Standard Terms of Engagement form part of the Contract between the Surveyor and the Client.

A INTRODUCTION/OVERALL OPINION

Below are my conclusions, in brief, on the price at which it would be reasonable to purchase the property, and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the Homebuyer Service.

SP506 I am pleased to advise you that in my opinion this property is, on the whole, a reasonable proposition for purchase at a price of £???,???. I found no evidence of any significant problems, and I cannot foresee any special difficulties arising on re-sale in normal market conditions.

SP507 This property is considered to be a reasonable proposition for purchase at a price of £???,???, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on re-sale in normal market conditions.

SP509 This property suffers from the exceptional disadvantage that [STATE DRAWBACK CONCISELY] and the agreed price reflects this. However, I must advise you that in my opinion this is likely to have an adverse effect on re-sale. I therefore urge you to consider with the utmost care whether you wish to proceed.

SP510 This property is considered to be a reasonable proposition for purchase at a price of £???,???, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. There is the further consideration that even if the works are carried out to a satisfactory standard, the particular disadvantage [INSERT CONCISE DESCRIPTION] will remain. You may therefore find re-sale difficult even if market conditions are favourable at the time.

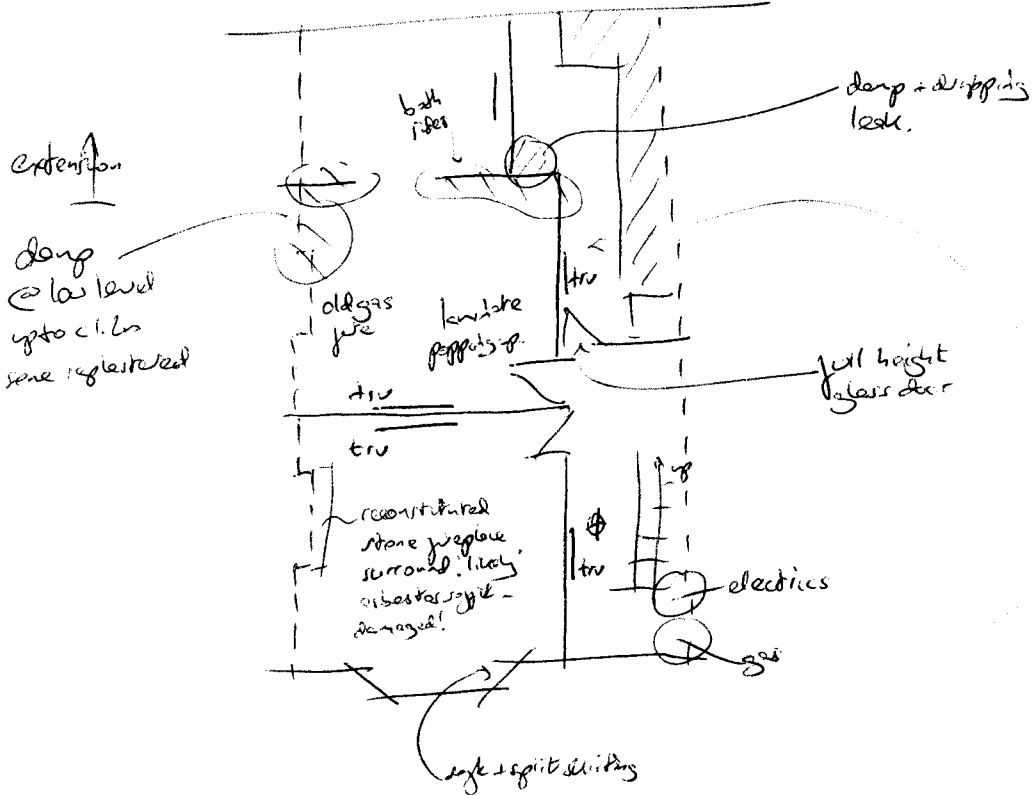
Other text as appropriate.

B THE PROPERTY AND LOCATION

This section covers the important general background information on the property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes who appeared to be in occupation, the weather at the time of the inspection and any limitations on the inspection.

<p>B1 THE PROPERTY</p> <p>mid terrace house - 1870 Type and Age</p> <p>Construction <i>traditional</i> stone/brick tile/jelly lac roof</p> <p>Accommodation</p> <p>Garage and Grounds</p> <p>(Refer to Valuation Fieldsheet for above details)</p>	<p>B2 THE LOCATION</p> <p><i>Established residential</i> <i>amenities mostly convenient</i> <i>close to playground & school</i></p> <p>B3 CIRCUMSTANCES OF THE INSPECTION</p> <p>Weather <i>Sunny + dry</i></p> <p>Limits to Inspection <i>pto. vacant (vendor questionaire with estate agent)</i> <i>absent of crews (stocks)</i> <i>joint carpets etc.</i></p>
<p>C THE BUILDING</p>	<p>Date <i>19/12/05</i></p>

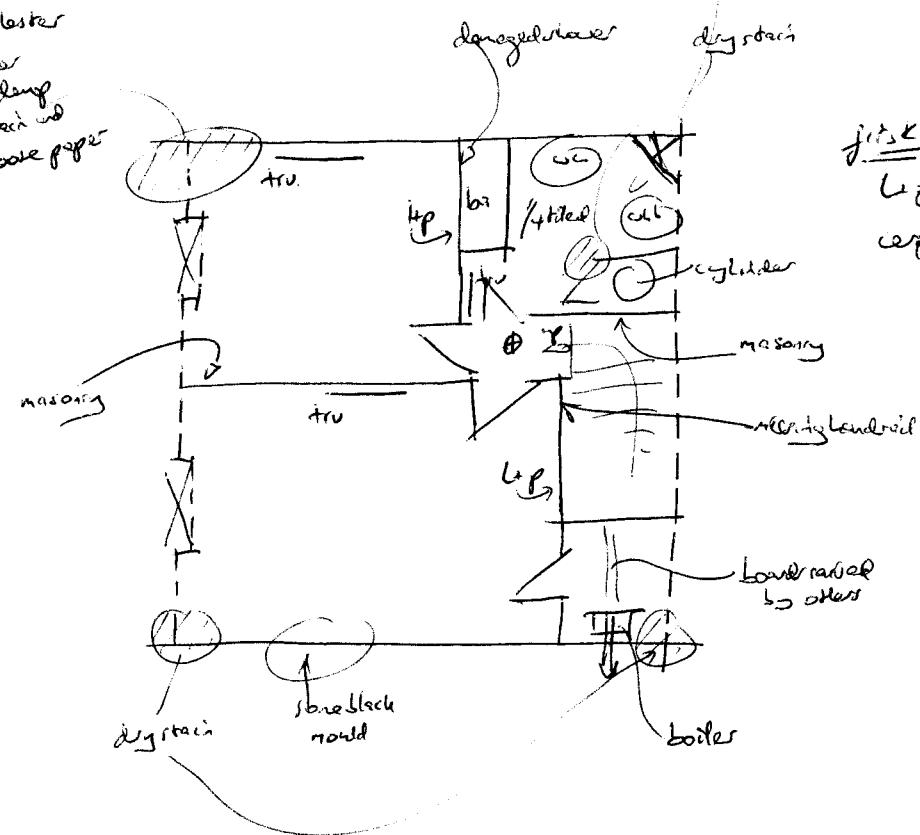
Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken. (Where a problem is judged to be serious, it might prove necessary for a separate, detailed examination to be undertaken - perhaps by specialists. For example, the foundations might have to be laid open to analyse the cause of some structural movement, or the full extent of timber rot might require further investigation).



ground floor
 carpeted under the
 cupboard
 side floor is kitchen
 and extension
 laminate floor over
 work

radiators

TRV = thermostatic radiator valves
 L.P. = bath and plaster
 ⊕ = smoke detector
 damp stain and loose paper



C1 MOVEMENT

- Roof - sagging/spreading *no 12* *minor - wood.*
- External walls cracking/repointing/bulging *none found*
- Internal walls cracking/bulging/rucking
- Ground conditions - clay/mining/trees *weak chimney breast in loft.*
poor bond - delamination
- Assessment *not OK, but refer to Act.*
- ACTION - Please refer to F1

C2 TIMBER DEFECTS

- Woodworm *isolated damage in raft timbers*
- Rot *some in log.*
- Risk Factors - ventilation/damp/pre-1965
- ACTION - Please refer to F1 *Attached rot + hidden joints*

C3 DAMPNES

- Type *12.2.17 rising damp*
- Location *see plan / drinks room*
- Ground level/floor level *OK*
- Damp proof membrane *none found, site lit.*

C4 CONDENSATION & INSULATION

- None
- Location *100mm glass wool to west of log.*
- Ventilation *none found*
- Sub-floor ventilation *very poor*
- Single skin walls *none found.*
- Location/extent - loft/walls/windows/floors/cylinder/tanks/pipework *Damage*
poor poor
- Sound insulation in flats
- ACTION - Please refer to F1

C5 THE EXTERIOR

The roofs, chimneys and other external surfaces of the building are examined from ground level, where necessary from adjoining public property and with the help of binoculars. The roof structure is examined from inside the roof space where accessible (insulation material, stored goods and other contents are not moved or lifted). The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the inspection if there is heavy rain.

Roof Structure and Coverings

- Type *Asphalt/insul cut roof. felt. tiles* | *Felt job with chippings*
- Condition/life expectancy *OK*
- Distortion of structure *OK*
- Immediate repair/recovery necessary *occ tiles missing* | *poor detail locally.*
- Ventilation eaves and ridge *none found*
- Flat roofs and low pitches *—————>* ✓
- Flashings/soakers *poor*
- Structural condition/alterations *OK*
- Party walls and stacks in loft *weak - repair*
- Sarking felt/close boarding *not OK but needs repair - especially near rear stack*
- Birds/vermin/bats/wasps/condensation/rot/woodworm
- Boards/access/stored items *old nest* *blf*
- Leaks *base bike table 15%.*
- Ward's parapets - extreme @ rear left side corner - debris in gutter?*
- ACTION - Please refer to F1

Chimneys

- Type *brick*
- Height *OK/redundant.*
- DPC *none found*
- Leaning *not significant.*
- Flues capped and vented or open? *upper neck vented*
- Gas terminals *@ front - 'close' to wall*
- Poor pointing/render/solvent attack/decayed masonry *occasional loose bricks?*
- ACTION - Please refer to F1

Rainwater Fittings

- Type *guc.*
- Parapet or valley gutters/joints/drips/falls *back*
- Leaks *none found. blocked by ground + debris 2x.*
- Gullies *blocked @ rear.*
- ACTION - Please refer to F1

*comb. fell
roof n
refins
^*

Main Walls

- Type Stone/terracotta @ joint. Render @ rear. extension likely cavity. Rest likely solid.
- Render/pointing/brick/stone condition
poor but mostly intact - cracked - friable surface.
- Wall tie failure
none found
- Timber frame defects
none found
- Parapets/copings
poor - failing render - repair.
- ACTION - Please refer to F1
consider parapets with roof repair

External Joinery and Decoration

- Type - timber/steel/uPVC/aluminium
- Decay/rust/poor detailing
- Double glazing/interstitial condensation/guarantees
- Soffits/barge boards
fatty and poor - repair or renew.
- ACTION - Please refer to F1

Other

There are a number of minor defects which although not deemed significant alone, taken as a whole contribute to higher maintenance costs. For example ...

- Common parts in flats
- ACTION - Please refer to F1

C6 THE INTERIOR

Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found to be not accessible, this is reported; if a problem is suspected, advice is given on what action should be taken. It is not possible to assess the internal condition of any chimney, boiler or other flues. (In some cases, furnishings may conceal defects).

Roof Space

- Access *loft ladder*
- Storage *some*
- Converted *rope hazard*

Ceilings

- Type *mostly lath + plaster*
- Distortion/key/cracks/stains
etc normal - see dampness
- Lowered/suspended
none found
- ACTION - Please refer to F1
repair

Floors

- Type *mostly timber*
- Distorted/sloping/hollow or weak areas/finishes
- ACTION - Please refer to F1 *investigate*

Internal Walls and Partitions

- Type *mix*
- Distortion/key/cracks/stains *normal*
- Alterations/finishes/period features *extended*
- ACTION - Please refer to F1

Fireplaces

- Type *old gas fire to dining room
re-constituted stone surround in lounge.*
- Ventilation for gas appliances? *none found include with heating registers*
- Chimney breasts removed
- ACTION - Please refer to F1

Internal Joinery and Decoration

- General condition *modest but work serviceable - lot of ungrained glazing*
- Problems with doors/stairs/kitchens *or.
save for. missing handrail*
- Artex/polystyrene tiles/woodchip *hide in parts*
- ACTION - Please refer to F1

Other

There are a number of minor defects which alone are not considered significant but together contribute to overall higher maintenance costs. For example ...

- Communal areas in flats
- Asbestos (=200) indicate components/parts involved *piece above lounge fireplace*
- Cellars and vaults

D THE SERVICES AND SITE

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

D1 SERVICES

Electricity

- Location - meter/consumer unit *high level cupboard in hall*
- Age and general condition of installation *mixed. not recent*
- Visible defects/dangers *fuses. jitters on switching.*
- ACTION - Please refer to F1 *test.*

Gas

- Likely age *meter in hall*
- Obvious problems *none found. old lead pipes?*
- ACTION - Please refer to F1

Water

- Mains supply *✓. reduced stop tap below meter - not seen.*
- Cisterns *2 in loft.*
- Pipework/age/combinations *complex over job! (not recent)*
- Leaks/contamination *old dig stand below*
- Waste fittings/stopcocks *on?*
- Sanitaryware *on*
- Hot water provision - combi/cylinder/immersion heater/boiler *all ?*
- Pipes in concrete *none found*
- ACTION - Please refer to F1

Heating

- Type/location *gas fired / front kitchen cupboard*
- Condition of boiler/radiators/accessible pipework *on pass on*
- Ventilation/age *none found / mixed*
- On or off *(off)*
- ACTION - Please refer to F1 (Arrange for CORGI registered heating engineer to inspect and test the system and quote for any necessary work before you are legally committed to purchase).

Other

- Smoke detectors *yes* or no
- Fire precautions *normal - escape routes blocked by post windows.*
- Security systems -
- Lifts -
- ACTION - Please refer to F1

D2 DRAINAGE

- Number of chambers - *0/1/2/3/4/*
- Access ~~problem~~
- Mains *✓*
- Proximity of trees
- Drainage test *(pre 1980)*
- Above ground pipes *plastic.*
- ACTION - Please refer to F1 *& full assurance required.*

D3 THE SITE

Garage and Outbuildings

- Type/age/location *none found*
- Construction
- Condition - defects
- Asbestos
- ACTION - Please refer to F1

Grounds and Boundaries

- Hazards *slight irregularity in paving.*
- Boundary walls *OK*
- Boundary fences *none found*
- Drives *none found*
- Paths *weed & repair prevent*
- ACTION - Please refer to F1

E LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section.

E1 TENURE

- Freehold *assume/covered by owner*
- Leasehold - term/maintenance charge/ground rent

E2 REGULATIONS etc

- Local Authority approvals ✓
- Road adopted
- Sewer adopted
- Rights of way/access problems
- Flying freehold
- Listed/conservation area

E3 GUARANTEES etc

- | | |
|---|--|
| <input type="checkbox"/> Underpinning work | <input type="checkbox"/> Double glazing |
| <input type="checkbox"/> Replacement damp proofing work ? | <input type="checkbox"/> Electrical work |
| <input type="checkbox"/> Timber infestation treatment ? | <input type="checkbox"/> Gas installation and appliances |
| <input type="checkbox"/> Cavity wall insulation | <input type="checkbox"/> Recent building work |
| <input type="checkbox"/> Wall tie replacement | <input type="checkbox"/> Alarms |
| <input type="checkbox"/> Lift | <input type="checkbox"/> Extent of work |

E4 OTHER MATTERS

- | | |
|-----------------------------------|--|
| <input type="checkbox"/> Mining | <input type="checkbox"/> Trees on neighbouring land |
| <input type="checkbox"/> Landfill | <input type="checkbox"/> Joint maintenance liability |
| <input type="checkbox"/> Flooding | |

F SUMMARY

Assuming that you decide to proceed with the purchase of this property, there may be some things on which you should take action, such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the property, perhaps by an appropriate specialist who will submit a separate report).

F1 ACTION

Urgent Repairs

I recommend that you should treat the following matters as urgent repairs, to be remedied as soon as possible after purchase.

Extract from previous notes. C1: C3: C4: C5: C6: D1: D2: D3:

Further Investigations

Extract from previous notes. B3: C2: C3: C5: C6: D1: D2:

F2 MAINTENANCE CONSIDERATIONS

- None *normal one required.*
- List

F3 OTHER CONSIDERATIONS

- None *may be busy @ weekends evenings -*
- List *play to yield + some luck!*
- Electricity supply equipment

G VALUATION

In arriving at the opinion of the property's Market Value as defined in Section D2 of the Description of the Homebuyer Service (attached), various assumptions* are made, subject to any change stated below. Legal Advisers, and others who undertake property conveyancing, should be familiar with the assumptions and are responsible for checking those concerning legal matters.

G1 MARKET VALUE

The Market Value on *19/12/05* [Date] of the freehold/~~leasehold~~ interest with vacant possession/~~sitting tenants~~ was £ 170,000 [words].

G2 INSURANCE COVER (Reinstatement Cost)

The current cost of reinstating the property is approximately £115k. The estimated external area of the accommodation is approximately 106 sq metres. (This excludes the _____).

SUPPORTIVE VALUATION EVIDENCE (normally a minimum of two)

Address 18 Frederick Street											Asking price	£199,950		
Agent Jim Bloss											Sale price	£195,000		
											Date of Sale	November 2005		
Type	Floors	Living	Cloaks	Beds	Bath	Gar	C.Htg	D.G	YR BUILT	Size	Cond'n	Location	Distance m/km	
end t	2	1	-	2	1	NP	gas	✓	1990	Smaller	Worse	Worse		
EXTRAS Wink floor										Similar	Similar	Similar		
										Larger	Better	Better		

Address 48 Stanley Road											Asking price	£ -		
Agent Jim Bloss											Sale price	£187,000		
											Date of Sale	December 2005		
Type	Floors	Living	Cloaks	Beds	Bath	Gar	C.Htg	D.G	YR BUILT	Size	Cond'n	Location	Distance m/km	
mid t	2	1	-	3	1	NP	gas	✓	1900	Smaller	Worse	Worse		
EXTRAS ground floor										Similar	Similar	Similar	but closer to main road.	
										Larger	Better	Better		

Address 12 Norman Crescent											Asking price	£209,950		
Agent HP Source											Sale price	£200,000		
											Date of Sale	August 05		
Type	Floors	Living	Cloaks	Beds	Bath	Gar	C.Htg	D.G	YR BUILT	Size	Cond'n	Location	Distance m/km	
mid t	2	1	-	3	1	NP	gas	✓	1900	Smaller	Worse	Worse		
EXTRAS DB										Similar	Similar	Similar	not changed refinements etc	
										Larger	Better	Better		

VALUATION JUSTIFICATION MATTERS AFFECTING VALUE/RETENTIONS ETC.

Similar types of property in this area sell for prices between £ and £
 Comparables point @ end value after repair c. £200,000 so purchase price Oh @ £170,000 to reflect condition.

VALUE IN CURRENT CONDITION £ 170,000

RETENTION £

VALUE AFTER REPAIRS/IMPROVEMENTS £

PMV £ 170,000 (TIME SCALE 6 months)

RENTAL COMPARISONS					PHOTOGRAPH NOTES OR OTHER COMMENTS
ADDRESS/	DATE	RENT	TYPE	BEDS	
RENTAL VALUATION		£			