North Wales Surveyors

RICS

LEVEL THREE

Your survey report

Property address

Brondanw Arms, Llanfrothen, Porthmadog, Gwynedd, United Kingdom, LL48 6AQ

Client's name

Menter y Ring Llanfrothen

Inspection date

12/11/2024

Surveyor's RICS number

1242236

3

Contents

A About the inspection	3
B Overall opinion	7
C About the property	13
D Outside the property	18
E Inside the property	27
F Services	36
G Grounds	41
H Issues for your legal advisers	45
I Risks	48
J Energy matters	52
K Surveyor's declaration	55
L What to do now	57
M Description of the RICS Home Survey - Level 3 service and terms of engagement	60
N Typical House Diagram	65

A

About the inspection

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

A About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a detailed report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property using reasonable efforts to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about these parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the ‘elements’) of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in parts D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions** received on the **23rd Oct 2024** for a full list of exclusions.

A About the inspection

Surveyor's name

Antony Jones

Surveyor's RICS number

1242236

Company name

North Wales Surveyors Ltd.

Date of the inspection

12th Nov 2024

Report reference

Brondanw Arms

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

Full address and postcode of the property

Brondanw Arms
Llanfrothen
Porthmadog
Gwynedd
United Kingdom
LL48 6AQ

Weather conditions when the inspection took place

During the inspection the weather was generally overcast and dry. The weather in previous weeks had been similar.

Status of the property when the inspection took place

The property was unoccupied and partly furnished.

The floors were covered. The presence of floor coverings prevented any inspection of the underlying construction.

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note
To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B Condition ratings

Overall opinion of property

The general condition of the property appears consistent with its age and type of construction, elements of the property appear to be in poor condition having regard to its age and type of construction. Works of repair, maintenance and renewal are required.

You should investigate the cost of these works prior to a commitment to purchase. Once known, you may wish to re-negotiate the purchase price to reflect them.

It is very important that you read this report as a whole. In the main body of the report, we will notify you of the actions that will be required prior to exchange of contracts. Where we have given elements a Condition Rating of 2 or 3, we particularly refer you to the section at the end of the report entitled 'What to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect. The report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after that date.

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R

Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received

3

Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	

E1	Roof structure	
E2	Ceilings	
E3	Walls and partitions	
F1	Electricity	
F3	Water	
F5	Water Heating	

B

Condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
D8	Other joinery and finishes	
E4	Floors	
E6	Built-in fittings	
E7	Woodwork	
E8	Bathroom fittings	
E9	Other inside the property	
G2	Permanent buildings and other structures	
G3	Other grounds	

1

Elements with no current issues

No repair is currently needed. These elements listed here must be maintained in the normal way.

Element no.	Element name	Comments (if applicable)
D7	Conservatory and porches	

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected.

Element no.	Element name
D9	Other outside the property
E5	Fireplaces, chimney breasts and flues
F2	Gas/oil
F4	Heating
F6	Drainage

Elements not applicable

Elements that have not been inspected.

Element no.	Element name
F7	Common Services
G1	Garage

B Condition ratings

Summary of repairs

Formal quotations should be obtained prior to making a legal commitment to purchase the property.

Repairs	Cost Guidance (optional)

Further investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

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

A revised opinion will be provided upon receipt of any such specialist report.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C About the property

Type of property

An extended Grade II Listed end terrace public house.

It has been Listed for its group value with other listed items in the well-preserved estate village of Garreg, associated with Clough Williams Ellis.

Approximate year the property was built

1800 - approx.

Approximate year the property was extended

1970 - approx.

Approximate year the property was converted

Information relevant to flats and maisonettes

Construction

The main roof is pitched and covered with slates.

The main external walls are of rendered masonry construction.

The floors are of solid and suspended timber construction.

The windows and doors are predominantly of timber and fitted with single glazed units.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground				2				3
Ground					1			2
First	3	2	1					
Second								
Third								
Other								
Roof Space								

Means of escape

Means of escape in case of fire is relevant to all occupied buildings from domestic houses and flats. The requirements are covered by Approved Document B (Fire safety, specifically B1 - Means of escape). The document contains many parts including fire safety related matters within and around properties; satisfactory means of giving warning and means of escape in case of fire; stopping the spread of fire over internal and external linings; ensuring the stability of buildings in the event of a fire; and to ensure satisfactory access for fire appliances to buildings and facilities within properties.

I recommend that soon after purchase you formulate a fire evacuation plan including the route of location escape and exits from the property in the event of a fire. It is recommended that all occupiers are aware of the plan and it is prudent to practice the evacuation on occasion. The prime function of a window is to naturally light and ventilate the room into which it is installed. The size of the window and those sections which open, is therefore important to ensure adequacy in these respects. Windows in some rooms, for example bedrooms, also need to provide emergency means of escape in the event of fire, for which purpose at least one of the available opening sections needs to be designed accordingly. Regulations in this respect have historically been very weak and there are still many relevant windows which fall well short of current requirements and which therefore warrant immediate replacement on health and safety grounds.

C Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

E - 101

Issues relating to the energy efficiency rating

Main services

A marked box shows that the relevant mains service is present.

☐ Gas	■ Electric	■ Water	■ Drainage

Central heating

■ Gas	☐ Electric	☐ Solid fuel	☐ Oil

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

LPG gas supply

Other energy matters

C Location and facilities

Grounds

The property has the benefit of enclosed gardens together with a large off-road parking area.

A shared right of way appears to have right of access over the rear of the subject property. The conveyancer should investigate and advise on the implications of such rights.

Location

The property is in an established rural residential location convenient for limited local amenities. My research indicates the property is in the Eryri National Park.

The front of the property faces generally south easterly. All directions given in this report assume the reader is standing upon the highway facing the front of the property looking towards the rear.

The exposed location close to the coast and mountains may result in a higher degree of maintenance.

Facilities

The centre of Porthmadog is within a 4.9 mile distance with more comprehensive shopping and transport facilities.

Local environment

Public Health England (PHE) has identified this area as one in which 5% - 10% of the dwellings, the estimated level of Radon gas entering property is such that remedial action may be recommended. It may be prudent to seek further advice on this. Information and advice on Radon can be obtained free of charge from The Health Protection Agency at Chilton, Didcot, Oxon OX11 0RQ or www.hpa.org.uk.

Part of the property is in a flood risk area. The conveyancer should investigate this risk through legal searches and enquiries.

Other local factors

We do not carry out any environmental or protected species investigations as part of the survey, neither do we inspect the grounds of the property or neighbouring properties for the presence of Japanese Knotweed or any other invasive plant which can be very difficult to identify and you must therefore seek advice from a registered specialist in order to be fully assured that such plants are not present within the grounds of the property or neighbouring properties.

D

Outside the property

D Outside the property

Limitations on the inspection

Only a limited view of the upper levels to the rear was available from the ground. I cannot see the upper flat roof covering due to the restrictive nature of the design and the structure being at high level.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in e.g. roofing felt, tiles, guttering, fascias, soffits and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high. See Section I3.

D1 Chimney stacks 3

There are two chimney stacks with proud upper bands and slate drips fitted with open/vented pots of weathered rendered masonry construction upon the main roof serving the fireplaces within the bar area of the property. A further redundant slim rendered stack was noted upon the rear roof terrace. Where it is intended to retain chimney flues they should be provided with proprietary hoods/bonnets to reduce water penetration.

Chimney stacks are particularly exposed to the weather and as a consequence regular maintenance must be carried out to ensure their stability. Modern chimney stack designs incorporate barriers intended to reduce dampness below roof level. Such precautions are unlikely to have been included in a building of this age and so a measure of damp penetration must be expected. Evidence of dampness and moisture staining was noted under the stacks within the roof void and also within the property. This risk can be reduced by ensuring that external detailing is satisfactory. Cracking was noted to the rendered rear chimney. Vegetation and moss growth requires removal. See Section I1.

Scaffolding or other means of safe access will be required to carry out repairs, due to the element being at high level. It will not be possible to carry out this work from ladders and you should budget for increased costs. The cost of gaining access safely may exceed the cost of the work.

D2 Roof coverings

2

The outer surfaces of the roof were inspected where it was possible to do so safely with the use of a 3 metre long ladder. Inspections were also made from vantage points within the property. As previously noted, I cannot see the upper flat roof covering due to the restrictive nature of the design and the structure being at high level and a further assessment is recommended.

The property is surmounted by a double pitched roof having its ridge running parallel with the front and rear main walls and covered with slates. The rear outrigger is also clad with slate. The coverings to the roof are in a condition expected with their age. The original roof line is undulating in nature.

Slate coverings, if laid to a good standard will have a life expectancy of between 100 and 120 years, though shorter life spans can be expected for those roof coverings in exposed locations. However, approaching that time, roofs will be susceptible to slate slippage. Natural slates deteriorate over time due to the effects of weathering and frost action. The life of the slate can vary tremendously dependent upon its original quality and subsequent exposure in-situ to the weather and pollution. Deterioration is most commonly seen on the underside of the slate where the material begins to crumble eventually necessitating complete renewal of the covering.

Slates are normally fixed to the roof by nails driven down through the timber battens over which they are laid. It is quite common for the nail fixings to fail before the slates due to corrosion and for the slate to slip down and sometimes fall from the roof. Individual slates are then commonly re-fixed using metal clips (tingles).

Sloping valley gutters and flashings are of weathered lead; they require occasional maintenance and may have a more limited life than the main roof coverings. Eventual renewal can be comparatively costly. Whilst no sign of any inward leakage was noted through the ceilings fixed below these valleys we would recommend that they should be carefully and regularly monitored and that recovering should be undertaken at the first sign of any future failure.

The rear extension are also partly covered with flat roofs clad with fiberglass. The lower roof/roof terrace was noted to be in fair condition, evidence of standing water was noted. An inspection of the flat roof was undertaken from adjacent windows/door. Flat roofs have a normal life expectancy of some 15 to 25 years; depending upon the material employed, before replacement is usually necessary. You must appreciate that flat roofing materials have a relatively short life and can be prone to sudden and unexpected failure. Flat roofs do have a tendency to leak suddenly without prior warning and which is often only evidenced internally as a result of water staining to ceilings fixed below flat roofs.

The life span of a flat roof is difficult to predict, evidence of minor repairs were noted to edge detailing. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time. Flat roof structures should be subject to careful maintenance on a regular basis. Ideally the flat roofs requires additional ventilation. Enquiries in respect of any guarantees available would be prudent. See Sections H2 & I1.

Moss growth and vegetation was noted to roof slopes. This can cause premature ageing to the roof covering and blockage to gutters and should be removed, taking care not to damage the roof covering itself. Lichen growth, although unsightly, is unlikely to cause damage and so may be left undisturbed.

D3 Rainwater pipes and gutters

2

Rainfall within this part of Wales is slightly higher than in many parts of the UK.

Rainwater fittings are formed in undulating *PVCu* with downpipes draining to ground or gullies. The weather at the time of our inspection was dry and overcast and we cannot therefore confirm but rainwater goods are adequate for periods of heavy or prolonged rainfall. During the inspection there were no major specific defects noted.

PVCu plastic rainwater gutters are often jointed using rubberised seals which tend to perish over time, requiring periodic maintenance. Plastic rainwater pipes and gutters have commonly been in use since about 1970 as they are inexpensive, relatively lightweight and easy to install and maintain. Quality of both materials and workmanship is, however, variable and this will usually determine their economic lifespan which in some circumstances can be quite limited.

Plastic gutters are usually jointed using rubberised gaskets to seal the joint. These tend to perish over time at which point the gutter will leak and it is invariably more economic in the long term to renew the whole gutter rather than to try and repair or maintain further. Some plastic rainwater pipes and gutters are especially susceptible to degradation from solar radiation. This can cause discolouration which spoils their appearance and they often become much more brittle which much increases the risk of failure.

It is recommended that the gutters are annually inspected preferably after autumn leaf fall to ensure that the gutters and downpipes are not blocked by vegetation and debris carried by birds. I recommend the fitment of leaf guards to gutter channels to prevent build up of leaves within the guttering and aid rainwater discharge. Any repair and maintenance work to high level rainwater pipes and gutters usually incurs additional cost due to the necessity to provide scaffolding or other safe means of access. This usually exceeds the cost of a minor repair. In summary guttering sections and gullies require cleaning. Vegetation growth requires removal. See Section I1.

D4 Main walls

2

The main walls to the property are believed to be of painted and pointed/rendered solid masonry construction of some 600mm - 650mm thickness. The rear extension walls to the property are believed to be of cavity rendered masonry construction of some 290mm - 300mm thickness.

The masonry walls and will be supported on foundations or footings below ground which cannot be seen. These foundations need to be of adequate strength and at sufficient depth below ground to bear the load of the building and withstand the effects of possible ground movement without distortion or failure. Most buildings settle down to a degree after construction as the ground consolidates under load. Effective foundations will accommodate this on a uniform basis so that no distortion or cracking is discernible within the main fabric of the building.

The foundations have not been exposed. It should be noted that the foundations are likely to be relatively shallow in a property of this age, thus at increased risk from sub-soil movement. This risk can be eliminated by such measures as underpinning (effectively increasing the depth of the foundations) but this is a costly operation which is only needed when there is clear evidence of structural or progressive movement or sometimes when undertaking structural alteration/extension works. It is, however, usually important to ensure that the drains are kept in good order and that nearby vegetation is kept strictly under control to help protect the foundations from possible damage.

The main walls have been carefully checked for signs of significant or potentially significant movement such as cracking, bowing, bulging and distortion but none was detected. There are signs that the property has been affected by past structural movement as evidenced by hairline cracking to wall surfaces, around openings, etc. So far as can be seen from this single inspection the movement appears to be long-standing. It does not appear be progressive movement. Seasonal movement may occur.

The stained render is in fair condition and will require ongoing maintenance and repair. During the course of our inspection, it was noted that numerous hairline cracking was evident to the rendered wall surfaces generally, especially to the front elevation, and to numerous window and door reveals. Shrinkage cracks should be made good in the short term. Surrounding the cracks the render is worn and apparently losing key and repairs will be required. Rendered wall finishes are applied over the structural load-bearing material of the wall for weatherproofing and/or aesthetic purposes. There are many types of render finish some of which require more maintenance than others but in general terms, providing the render is properly mixed, applied and maintained, it will provide a robust finish to the wall for many years.

Cavity walls are formed by two skins of brick, block or masonry with a gap between them. The two skins are held together by wall ties. It should be noted with cavity wall construction that the use of cavity ties to bond the inner and outer leaves of the wall is integral to the stability of the structure. Such ties can be prone to gradual corrosive failure where they are comprised of a ferrous material. Cavity wall ties installed prior to 1982 are at greater risk, as are properties generally located in coastal or particularly exposed locations. The condition and adequacy of the wall ties can only be ascertained by specialist investigation involving the use of an endoscope to view inside the cavity and the physical removal of sample ties to determine their condition. This is beyond the scope of this report.

Slate cladding to the rear outrigger appear serviceable. Nonetheless, occasional routine repairs to deal with cracked or slipped slates will be required.

Systematic checks for damp were made to the inside face of external walls wherever possible using an electronic moisture meter and evidence of significance were noted within the original property and below the chimneys due to ineffective external detailing. See Section I1.

D5 Windows

2

Windows to the property are of timber fitted with single glazed units. The front is fitted with recessed six-pane sash windows to both floors. Accessible windows were checked to establish the ease with which they may be opened and shut. From random sampling some windows operated freely, however others could not be opened. The layout of the bedroom windows means that there is a lack of a suitable means of escape in the event of a fire. The small bathroom window was screwed shut. Evidence of condensation was noted to numerous internal window surfaces.

Traditionally, windows are of timber framed construction. There are many types of timber framed window but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary. Evidence of weathering, wet rot and peeling paintwork was noted to the exposed windows indicating that an overhaul is required. Some units appear stuck with paint and are probably difficult to operate, indicating that an overhaul is required. Particular attention is necessary to sash cords, which break occasionally.

Opening windows should also be glazed in safety glass. Any external window glazing below 800mm above internal floor level or within 300mm of a door opening must be of approved safety glass (usually 4mm toughened type) and should be 'stamped' to this effect. Glazing which does not comply should always be replaced on health and safety grounds. It is not always possible to confirm the quality of any glazing unit from superficial inspection although the requisite markings should be visible after the glass has been fitted.

It is recommended that weatherproof seals are maintained between window frames and adjacent walls in order to minimise the risk of damp penetration internally. The common practice of using external renders as seals at the junction of window/door frames and walls rarely proves adequate in the medium term due to hairline cracks occurring at the junction. As previously noted, some of the window reveals were noted to have been affected with hairline cracking, these should be filled prior to redecorating to minimise the likelihood of moisture ingress into the fabric of the building. See Sections I1 & I3.

D6 Outside doors (including patio doors)

2

The external entrance doors are of timber incorporating glazing. The front is fitted centrally with a boarded door and rectangular overlight. From random sampling the majority of the external doors operated freely but will require minor adjustment. The timber doors leading onto the roof terrace and to the cellar could not be opened and a further assessment is recommended. Evidence of weathering was noted to the rear first floor door handle and repairs will be required.

There are many types of timber framed door but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary.

Any external door glazing which is wholly or partly within 1500mm of internal floor level must be of approved safety glass (usually 4mm toughened type) and should be 'stamped' to this effect. Glazing which does not comply should always be replaced on health and safety grounds. It is not always possible to confirm the quality of any glazing unit from superficial inspection although the requisite markings should be visible after the glass has been fitted. The cracked glazing to the rear elevation will require replacement.

As previously noted, numerous window/door reveals were noted to have been affected with hairline cracking. Shrinkage cracks should be made good in the short term. These are not structurally serious but filling of cracks and/or minor repairs to masonry to prevent water penetration into the fabric of the building and frost deterioration is necessary. See Sections I1 & I3.

D7 Conservatory and porches

1

The property has the benefit of a small traditional open flat-roofed portico carried on cast-iron fluted columns with similar engaged columns to front main wall under a flat roof clad with slate. The portico was noted to be in fair condition.

A porch may be defined as an exterior appendage to a building forming a covered approach or vestibule to a doorway, usually the main entrance doorway, and which usually has its own separate roof. A similar area incorporated within the main envelope of the building might more accurately be described as a lobby. Often, porches/porticoes have been formed by enclosing an original canopy.

Typically, a small entrance porch/portico may be formed to a lesser standard than the main part of the building because, within certain parameters, local authority approvals are not required for such structures. However, it is always prudent to check any particular circumstance. Accordingly, porches/porticoes are often more susceptible to movement, damp and condensation and usually require increased ongoing maintenance to be kept fully serviceable.

D8 Other joinery and finishes

2

There are timber fascia boards. A representative sample of timber has been inspected but the possibility of concealed defects being present to inaccessible timbers cannot be ruled out.

Evidence of weathering was noted to the rear elevation especially adjacent to the upper flat roof. As with all property of this age, there is a risk of timber infestation by wood-boring insects and timber decay of various types. Whilst I have made a comprehensive inspection of all accessible parts for such defects, there are always hidden and inaccessible areas which cannot be accessed and these are often the most susceptible to attack. Softwood timbers, as noted to the rear elevation, in particular are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The timber can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary. See Section I1.

The projecting eaves is enclosed primarily to protect the base of the roof structure from the elements and to provide a practical means of fixing the rainwater drainage goods. Traditionally, the vertical boards to which the gutters are fixed (fascias) and the horizontal or angled boarding underneath (soffits) are of timber. Accordingly, these components are susceptible to decay and, because of lack of easy access, tend to be less well maintained parts of the fabric notwithstanding that they are at greater than average risk of deterioration.

It is often not possible to see behind the gutters during the normal course of a *Building Survey* inspection and this is the least accessible area so hidden decay is often present.

D9 Other

NI

The property has the benefit of a roof terrace to the rear elevation enclosed by a steel handrail. A roof terrace may be formed over a usable flat roof area to a lower part of the building. It is important to ensure that the surface of the terrace is designed to take foot traffic both superficially and structurally. Most common flat roofing material would require another surface, such as promenade tiles or slabs, laid over it to provide an acceptable finish. This should be non-slip and properly secured and clearly a suitable guard rail must be provided around the edge. For a single family dwelling, the guard rail height must be a minimum of 1100mm above the surface of the terrace and any gaps in the balustrade below less than 100mm. There is no reason why a properly designed and constructed roof terrace should not provide many years of virtual trouble free service, however, there are many examples where the design and construction have left much to be desired and in these cases problems can be significant and remedial costs disproportionately high. The roof terrace was noted to be in fair condition.

The design of the rear external steel staircase and balustrade has safety implications particularly if used by small children. Upgrading is required for safety reasons. See Section I3.

The roof terrace is covered with a flat roof clad with fiberglass. Such structures have a normal life expectancy of some 15 to 25 years; depending upon the material employed, before replacement is usually necessary. You must appreciate that roof terrace materials have a relatively short life and can be prone to sudden and unexpected failure. Roof terraces do have a tendency to leak suddenly without prior warning and which is often only evidenced internally as a result of water staining to ceilings fixed below flat roofs.

As previouswly noted, the life span of a roof terrace is difficult to predict. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Such problems can go undetected for a period of time. Roof terrace structures should be subject to careful maintenance on a regular basis. Ideally the roof terrace requires additional ventilation. Enquiries in respect of any guarantees available would be prudent. See Sections I2 & I1.

The property has been extended to the rear at some point in the past. Legal advisers to confirm that local authority approvals were obtained and complied with. The local authority should be consulted if relevant Approvals and Consents including Completion Certificates are not readily available.

Whilst there were no obvious signs of inadequacy, there will be further complications should you proceed without the relevant documentation for works which have been carried out. The Building Regulations now provide for Regularisation Applications for work started after 11 November 1985. Some works do not fall within the scope of the Regulations and you may need independent advice regarding compliance and adequacy.

Applications for retrospective Planning Permission may be successful but not guaranteed. Legal Advisers should make appropriate checks for the alterations and extensions. See Section H1.

E

Inside the property

E

Inside the property

Limitations on the inspection

Access into the rear outrigger roof void is very restrictive in nature, this hindered our inspection.

There is a risk that wall linings may conceal dampness or defects. The walls and partitions have been inspected within the rooms but no opening up has been undertaken. The precise composition of the wall structures, linings and finishes cannot be ascertained without damage being caused.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in e.g. roofing felt, tiles, guttering, fascias, soffits and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high. See Section I3.

E1 Roof structure

3

The left roof void may be approached from the landing area whilst the right roof void is accessed from the reception room within the flat. As previously noted, access into the rear outrigger roof void is restrictive in nature, this hindered our inspection. A representative sample of timber has been inspected within restricted roof voids and the possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out.

The main roof frame is of conventional timber design with undulating and bolted timber 200mm x 75mm purlins supporting timber 70mm x 50mm rafters at generally 380mm - 400mm centres underlain with traditional and a modern underlay. Some of the roof timbers have been renewed at some point in the past, whilst some additional strengthening of the original timbers was also noted. Some general bowing, splitting and staining of the original timbers was observed but this is merely consistent with the building's age.

Traditional pitched roofs are formed with a timber framework which is cut and fabricated onsite as part of the construction process. This framework has to be of sufficient strength to transmit the dead and imposed loadings which are placed upon it, primarily from the weight of the covering and additionally from snow and wind, onto external and often internal loadbearing walls without undue distortion. Any alteration to the roof frame must be carefully considered and appropriate strengthening or provision for redistribution of the loading made to avoid the possibility of failure.

Dampness and moisture staining to masonry and roof timbers to areas adjacent to the chimneys requires further investigation. Condensation as noted to the underlay may also be encountered during the course of normal occupation. If not managed correctly, condensation can lead to mould growth which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation. This may require a review of the lifestyle occupation of the building. We also found signs of historic woodworm infestation generally within the original roof timbers. It is possible that treatment has been undertaken and enquiries should be made to clarify the extent and validity of any guarantees. See Section H2 & I1.

Sporadic loose roof insulation of some 100mm - 200mm thickness was noted within the roof voids at ceiling joist level. Further improvement in a number of areas may be necessary. You should refer to the Energy Performance Certificate (EPC) documentation for further information and recommendations. Enhanced ventilation should also be provided. Condensation may be encountered during the course of normal occupation. If additional roof insulation is provided ventilation points should be kept clear. Electrical wiring should not be covered by the loft insulation. If cables are covered by insulation, the small amount of heat generated by the cable will not be dissipated and the cables could become hot and possibly cause a fire.

It would appear from signs of droppings noted within the roof void that rodents, for example mice or rats have gained access. Apart from the health implications of rodent droppings, damage can be caused to service installations. This may be a past problem but nonetheless it would be wise to arrange for a specialist infestation contractor to provide a report and estimate for necessary works to eradicate this problem.

E2 Ceilings

3

Ceilings are of undulating lath and plaster and plasterboard plaster design upon which a final finish of lightweight plaster has been applied. Exposed timber beams were noted within the ground floor rooms. It is not possible to verify whether the ceilings separating the commercial and residential elements are to current fire and sound regulation standards and further enquiries are recommended.

Lath and plaster ceilings have a limited life and are prone to loss of key and eventual collapse. Given the age of these ceilings this may happen unexpectedly. They will require eventual renewal. The lath and plaster ceilings are of some age. These will need attention when redecorating. It is probable that some re-plastering will be needed. Lath and plaster can sometimes be difficult to seal effectively, and sometimes the replacement of large areas will be necessary. The underside of the ceilings have been tested by applying light pressure to see whether there was any loss of key in the lath and plaster.

Lath and plaster construction is usually formed by the application of lime plaster onto face of willow laths which are fixed to the timber floor or ceiling joists. The gap between the laths enables the plaster to pass between them to form a key to secure the main surface of the main woodwork. Over a period of years, fractures occur in the plaster where it passes between the laths. The ceiling plaster surface can become separated from the lath construction. When this happens, there is a risk of collapse which can cause damage to the furniture and fittings within the room and the risk of injury to anyone who may be in the area when failure occurs. The usual life span for this type of construction varies between 40 and 70 years.

Most modern ceilings are constructed of plasterboard which is a relatively thin board available in different thicknesses consisting of a core of plaster covered with heavy paper which is manufactured and presented as a ready to fix panel. The use of plasterboard dates from the 1930s and quickly developed into the material of choice in the post Second World War era due to its relative strength, flexibility, ease of fixing, durability and fireproofing qualities. The joints between the plasterboard panels once fixed are usually taped or scrimmed in readiness for application of the final finish.

It is not uncommon for minor cracks to develop at the plasterboard joints as the structure dries out or perhaps subsequently due to vibration or other disturbance. Such cracks can be unsightly but are rarely of structural significance. Minor cracking and irregularities were noted within the property, especially within the flat and former games room, although these are not considered unusual in a property of this age and type and will require further assessment.

Some of the ceilings have a textured finish. Such coatings applied prior to 1985 can incorporate an asbestos content. Due care and attention should be taken when working with such material, they should not be cut or worked in any way and specialist advice must be sought if they are to be removed as this could be costly. See Sections I1 & I3.

E3 Walls and partitions

3

The internal faces of the outside walls are plastered and painted/papered. Internal walls and partitions are a combination of solid and lightweight timber construction with a mainly plaster finish. Decor within the property is generally in fair but dated condition. There is a risk that wall linings within the property may conceal dampness or defects.

Some shrinkage plaster defects and cracks are present in the plasterwork within the inner hallway and bedroom, although these are not considered to be serious in a property of this age, making good is required when redecorating.

There are also some minor distortion and damaged plaster which has resulted in failed plaster and hairline cracking and historic movement and slightly crooked door heads such as may typically be found in properties of this age and type. It is now of no structural consequence but may be regarded as unsightly and necessitate occasional easing and adjusting of affected doors. Loose plaster may be detected within the property when furniture is removed and repairs will be required when redecorating. Such movement is not uncommon in properties of this type and age. So far as can be seen from this single inspection the movement appears to be longstanding. It does not appear be progressive. Seasonal movement may occur. In keeping with the building's age loose plaster is common place and some renewal will be required when redecorating.

As is common in this type of property, internal walls within the property have been removed at some point in the past. Whilst there is no evidence of significant cracking to the areas adjacent, it is not possible to confirm that supports are provided. Legal advisers should verify that local authority approvals have been obtained for these alterations. See Section H1.

Systematic checks for damp were made to the inside face of external walls wherever possible using an electronic moisture meter and evidence of significance were noted within the original property due to ineffective external detailing and repairs will be required.

Rising damp may be defined as the movement of moisture from the ground into the walls of a building by capillary action. The effects of rising damp rarely rise above about 1m from ground level. It is usually characterised by a pattern of high damp readings on a moisture meter up to the limit of the affected area and a sharp decline in readings above that level. The effects of rising damp can vary from minor and inconsequential to extreme and very costly to remedy. The most common symptoms include the appearance of a visible damp patch starting at low level on the inner wall face which can very quickly cause the wall finish to deteriorate and perish and any timbers in contact, such as skirting boards, floors and door frames, to decay. It is important to deal with such matters quickly if remedial costs are to be minimised.

Penetrating damp as noted within the flat area may be defined as any damp which enters a building from the outside other than from the ground. Its presence always indicates some building defect or deficiency including lack of proper maintenance and typically can occur due to a leaking roof, defective rainwater goods, porous walls, ineffective damp-proofing provisions, decayed timber, etc. Left unchecked, such damp can quickly cause significant damage sometimes in parts of the building which are not readily accessible or visible so that the early stages of a problem cannot readily be detected. This underscores the prudence of ensuring that a building is always properly maintained, preferably on a preventative and planned, rather than reactive basis.

In summary, it is possible that certain damp-proofing guarantees are in existence. Despite this, evidence of dampness has been identified and further remedial works may be required. This should be checked under any existing guarantee. See Sections H2 & I1.

E4 Floors

2

We have inspected the surface of the floors where possible. We have not raised any floor coverings, because to do so would damage the decoration of the property. Our comments are based only on those parts which we have inspected.

The undulating ground floors are of solid masonry and suspended timber construction and covered throughout. The original solid floors are unlikely to incorporate a conventional damp proof membrane and as a result, dampness may occur. To remedy any dampness, the relaying of the floors, to include a damp-proof membrane, will be necessary. Typical structural problems which may arise include movement due to settlement of the ground and/or inadequate consolidation of the hardcore during construction or expansion and cracking of the concrete due to an adverse chemical reaction from moisture laden contaminated hardcore (sulphate attack).

Traditional solid ground floors may be found in property of all ages but in recent times became commonplace after the post Second World War era due to a lack of timber available. Their construction is such that the weight of the floor and the loadings placed upon it bear onto the ground below. The structure should fundamentally comprise of a layer of properly consolidated hardcore laid directly over the ground, a layer of concrete cast 'in-situ' over the hardcore (oversite) with a layer of sand and cement or similar (screed) over the concrete to give a smooth deck onto which a further finish or covering can be laid. The latest relevant regulations require that an impervious layer (damp-proof membrane) is incorporated to prevent damp rising to the surface and a layer of suitable insulation, so that ever more stringent thermal insulation requirements can be met. However, for many years, up until the mid 1960s, there was no specific requirement for damp-proofing and traditionally no thermal insulation would have been incorporated at all.

Suspended floor surfaces have minor spring and unevenness, but this is within acceptable limits for domestic construction, and is not serious. The most common form of traditional ground flooring comprises of suspended timber, whereby timber boards provide the floor surface being supported by timber joists which in turn will be supported usually on timbers (plates), built into or laid over external or internal or dwarf (sleeper) walls or a combination thereof. This creates a space between the underside of the floorboards and the surface of the ground below which historically has been convenient for running services and the like. A properly constructed and well maintained timber floor of this type should be both resilient and durable. The surface of the ground within the floor space would normally be finished with concrete (known as the oversite) although in some older and more basic construction types a simple earth or other finish may be found.

Sub-floor ventilation is necessary to properties with suspended timber floors at ground level. This is to ensure that there is adequate flow of air beneath the timbers which is important to reduce the risk of rot. It is critical to ensure that air bricks, usually provided at low level in the external walls to facilitate this, are kept completely clear at all times and protected from any possible moisture ingress. Ventilation to the timber ground floor is inadequate and additional air bricks or grilles are required. See Section I1.

Upper floors are almost always of suspended timber construction whereby the surface decking, commonly floorboards, chipboard or plywood, is supported on horizontal load-bearing timbers (joists) which are in turn supported on external or internal walls or a combination of both. Such floors, providing they are structurally adequate and well maintained, are both resilient and durable and provide a reasonable degree of flexibility for accommodating alterations and improvement to the building and services.

Whilst it is not possible to see any or all of the structure of the floors, I have walked over and 'drop heel' tested them thoroughly during the course of my inspection and I am pleased to report that they feel reasonably firm and undulating throughout and that there are, therefore, no signs of significant ongoing structural movement or failure apparent. I did note unevenness and 'spring' as may typically be found in properties of this age and type but I do not consider that this need be of undue concern. A number of floorboards, e.g. in the flat, are loose and should be re-fixed; improved support beneath the boards may be needed in some places to prevent collapse. Appropriate fixings should be used to prevent movement but care should be taken when re-fixing so that services passing beneath are not adversely affected.

There is a slate, ceramic tile and laminate finish to some floors within the property. These are generally in a satisfactory condition. Such finishes are usually very durable but lack resilience and are susceptible to impact damage.

E5 Fireplaces, chimney breasts and flues

NI

The fireplaces within the bar area have been fitted with a multi-fuel appliances, these have not been tested.

Unless Building Regulation approval or Certification by a *Gas Safe/HETAS* registered contractor is available the appliance may not comply with regulations and insurers of the building may not honour a claim. See Section H1.

You are advised that to work properly, a fireplace needs an effective chimney, also called a flue. This allows the combustion gases to safely escape to the outside air; and good ventilation to the room so the air combusted by the fire is replaced. If these are not effective, the fire will not work properly and the combustion gases will be a safety hazard to the occupants.

Prior to its re-use as traditional fireplaces, you are advised to obtain a report and quotation from specialist *Gas Safe/HETAS* contractor in respect of the fireplaces, flues and the provision of ventilation within the property. See Section I3.

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

2

Kitchen fittings comprise a range of modern commercial units of predominantly stainless steel construction. The fittings are functional but were not inspected in detail. The commercial units were not inspected and a further assessment is recommended. See Section I1.

A representative sample of timber has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out.

Flexible sealants around sink units and worktops should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay. Evidence of condensation was noted within the kitchen. A precautionary inspection of the enclosed area beneath the sink is recommended. We recommend an enhanced extractor fan is fitted in the kitchen to reduce the risk of condensation and associated defects. See Section I3.

The kitchen sink within the flat utilises a mechanical macerator that will be comparatively noisy in operation and will need occasional specialist attention. The macerator is installed where normal diameter drainage pipes are not available or where it would not be cost effective to install. Waste matter is macerated and transferred to the normal drainage system via a smaller diameter waste pipe. Occasionally, solid matter can block the pipes and in some instances damage the impeller within the appliance. Disposing of some items via the appliance should be avoided. Repairs may be costly and involve replacement of the whole unit in some cases.

E7 Woodwork (for example, staircase joinery)

2

There is a range of internal timber joinery in place which is in keeping with a property of this age and type. A representative sample of internal timbers has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out. Internal decorations are generally in fair but dated order. Some further marking and discoloration is likely to become apparent when you occupy the property.

Internal joinery includes stairs, skirting boards, architraves, frames and doors. The joinery is generally worn consistent with age. Internal joinery is of a design which blends in fairly well with the character of the building although some more individual modifications and additions have been made. Other items of internal joinery are in satisfactory condition.

The staircases are typically of traditional timber construction and feels firm and level and there is no reason to suspect any significant inadequacy or defects. Naturally, the presence of coverings reduced the extent to which surfaces could be examined.It is not possible to verify whether the stairs are to current fire and sound regulation standards. The stairs should be further assessed and upgraded to comply with current regulations.

Accessible doors and windows were checked to establish the ease with which they may be opened and shut. Internal doors have been opened and closed wherever possible to check that they operate properly. It is important to retain such doors in good working order as they will provide a limited degree of protection to inhabitants in the unfortunate event of a fire by delaying the spread of the fire, thus increasing the time available for a rescue to be effected. This applies even though the standard internal door is unlikely to be a 'fire door'. There are no visible *British Standard Kite Marks* to the internal door glazing, suggesting that the glass is not toughened or laminated as is now required for safety reasons. Internal doors do not need to be fire doors if the flats are on the ground floor or less than 4.5 metres above the ground, providing the habitable rooms have a means of escape, such as a terrace or a window. This requires further assessment. See Section I3.

E8 Bathroom fittings

2

Sanitary fittings are modern and appear in serviceable order. This means that there appears to be an adequate flow of water and drainage provision with no evidence of leaks, breakages and other significant defects. Baths and showers are very susceptible to leakage due to ageing or substandard initial construction. This usually occurs as a result of defective seals around the shower tray, perished gaskets, leaking waste pipes or when the wall finish, typically tiled, becomes porous. Flexible sealant around sanitary fittings, including wash hand basins, bath and shower trays should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay. The damaged mirror within the female WC will require replacement.

Condensation may be encountered during the course of normal occupation. If not managed correctly, condensation can lead to mould growth as noted within the shower which can have adverse health effects. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation. This may require a review of the lifestyle occupation of the building. We found signs of condensation staining and mould growth generally within the property especially where water vapour is produced i.e. kitchen, WCs and bathroom. A precautionary inspection of enclosed area beneath the sanitary fitting is recommended. In summary, we recommend an enhanced extractor fan is fitted in the WCs and bathroom to reduce the risk of condensation and associated defects. See Section I3.

E9 Other

2

The property has the benefit of a large industrial cellar under the right and rear section of the property and is accessed from the bar area. The cellar under the front section of the property has been sealed and a further assessment is recommended. Cellars can be a source of serious problems and unless an inspection can be arranged you must accept the risk of defects existing. Improved ventilation should be provided to minimise the effects of dampness and reduce the risk of timber decay.

The cellar is suitable for storage purposes only. Dampness within the cellar will damage perishable goods or chattels unless they are adequately stored. The cellar walls and floor are damp as might be expected. Complete eradication would be difficult and not cost effective. Improved ventilation should be provided to minimise the effects of dampness and reduce the risk of timber decay. A common method of waterproofing an existing cellar or basement is to provide some form of damp-proofing protection to the inner face of the walls and floor in-situ. This is generically known as tanking. There are several different methods, all of which have their merits and drawbacks. All tend to be costly and should really only be undertaken by specialists accredited by an appropriate body such as The Property Care Association (PCA) who will issue a long term insurance backed guarantee. See Section I1.

There are certain other facilities to this property including an air conditioning system, fire alarm and emergency lights system but these are outside the scope of this inspection. If you require further information, appropriate enquiries should be made prior to purchase. If servicing has not been carried out within the last 12 months then you should commission an inspection and report from suitably qualified contractors. See Sections H2 & I3.

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

F Services

Limitations on the inspection

PLEASE NOTE THAT ONLY A GENERAL INSPECTION OF SERVICES HAS BEEN MADE.

SUPPLIES AND SERVICE INSTALLATIONS HAVE NOT BEEN TESTED.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in e.g. roofing felt, tiles, guttering, fascias, soffits and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high. See Section I3.

Safety warning for F1 Electricity: *Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact Electrical Safety First.*

F1 Electricity 3

Mains electricity is connected to the property. The meter and main distribution box were noted within the female WC cupboard whilst further distribution boxes are located within the bar area, flat, cellar and outbuilding. If a recent test certificate, dated within the last twelve months, is not available for the electrical installation then I recommend it is tested.

Where visible, the observed wiring and fittings appear to be a mixture of modern and older designs suggesting the property has been partially rewired in the past, however some elements, especially to the garden area, are likely to require upgrading.

All new electrical work or any alterations to an existing system within a domestic setting must comply with Part P of the Building Regulations in England and Wales introduced on 1 January 2005, which are legally enforceable. On 6 April 2006, Part P was amended to make enforcement more proportionate to the risk and to ensure the Building Control Authority will issue the necessary certificate i.e. Building Regulations Completion Certificate once the work has been completed. Notification of building work is a formal process and a building control fee is payable but in practice most electrical contractors carry the necessary approvals to carry out such work under an approved scheme.

Current *IET* guidelines advise that domestic electrical installations should be tested every five years, or upon change of ownership of a property. In particular, the earthing arrangements for many older properties would not meet current standards and require upgrading. If such certification is not in place then I recommend you have the electrical system inspected and tested by a *NICEIC* registered electrical engineer prior to making any legally binding commitment to purchase the property. You should obtain quotations for any repair or replacement works. See Sections H2 & I3.

Safety warning for F2 Gas/oil: *All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure*

that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

F2 Gas/oil

NI

I found no evidence of a mains gas supply to the property.

The property is however supplied by a private gas supply via a tank which is situated externally within the grounds of the property to the rear elevation. I recommend you receive confirmation of the relevant leasing/maintenance agreements prior to your purchase.

Gas installation regulations apply to private supplies as well as mains supplies and I recommend that you instruct a specialist inspection by a *Gas Safe* registered gas installer and ensure that any recommended improvements and repairs are carried out. See Sections H2, H3 & I3.

F3 Water

3

The property is served by a mains water supply. As a general rule the section of the service pipe that links the water main in the source to the stop valve outside the property is owned and managed by the vendor. The section of the service pipe leading from the stop valve outside your property to the point where it enters your home is also the responsibility of the homeowner. This is known as the private or supply pipe. All the plumbing inside the property to the kitchen tap is the responsibility of the property owner.

Observed internal supply pipe work, where seen, is run in copper and plastic although, the inspection was limited as significant sections were concealed. This mixture of materials can lead to defects. Where pipes are built into solid floors leaks can be hard to trace and rectify. Without disruptive investigations it is not possible to confirm that the pipes are adequately protected in pipe channels. Rudimentary plastic pipework within the flat will require redesign.

A stopcock is a valve used to restrict or isolate the flow of a domestic water supply through a pipe. There is usually two stopcocks for a home. One is usually found just outside the property boundary and can be used to isolate the building from the water supply. The other is inside the property where the supply enters the property. These valves are provided to allow maintenance and prevent flooding if the domestic water system is pierced. An external stopcock is located within pathway to the front of the property. An internal rising main stopcock could not be located and further enquiries are recommended. If it is discovered that one does not exist then you should budget for its installation. See Section I1.

The plastic cold water storage tank is located within the roof void. The tank does not meet current requirements regarding insulation and lid and a further inspection is recommended. A proper cover allowing adequate ventilation should be provided to reduce the risk of contamination. The current arrangements may have allowed bacteria to enter the system and as a precaution it should be drained down and sterilised. See Section I3.

F4 Heating

NI

A central heating system provides controllable warmth to the whole interior of a property from one point to multiple rooms. Central heating differs from local heating in that the heat generation occurs in one place i.e. the boiler. The most common method of heat generation involves the combustion of fossil fuel in a boiler e.g. gas or oil and the resultant heat then gets distributed, typically by water circulating through pipes. Central heating for radiators and hot water is controlled via a set of controls, which usually includes a clock or programmer, plus room thermostats and thermostatic radiator valves. These ensure that heating and hot water operate at a suitable time and temperature to ensure comfort and reduce any wastage from your central heating. Increasingly, homeowners are utilising other methods such as electricity, solar power, heat pumps, bio-fuels etc. to replace the traditional use of fossil fuels.

The central heating is provided by the *ideal EVOMAX LPG* fired boiler located within the cellar of the property. The boiler serves a system of radiators. The boiler is fitted with a fanned flue which discharges through the left wall of the property. Systems of this type require correct servicing and maintenance to ensure efficiency and safety. If no test certificate is available from within the last 12 months a precautionary safety check is essential. Legal advisers to confirm whether a test has been carried out.

Additional space heating is provided by the fireplaces within the property.

As previously noted, there are also certain other facilities to this property including an air conditioning system for the commercial cellar but these are outside the scope of this inspection. If you require further information, appropriate enquiries should be made prior to purchase. If servicing has not been carried out within the last 12 months then you should commission an inspection and report from suitably qualified contractors. See Sections H2 & I3.

F5 Water Heating

3

Domestic hot water is understood to be provided by the central heating boiler and electric immersion heater and is stored within a cylinder in the cupboard within the rear bedroom within the flat. I cannot inspect the hot water cylinder due to enclosure and the factory fitted foam insulation.

Repairs are required to the foam insulation. If the system has not been serviced within the past 12 months I recommend testing and servicing of the system by a heating engineer. See Sections H2 & I3.

F6 Drainage

NI

Drainage is assumed to connect into the public sewer via a system which is likely to be shared with adjoining owners. This can make access for repair and maintenance more problematic. In a building of this age, there is a likelihood that drainage defects will have developed. See Section H3.

In older properties, the existing rainwater pipes are often discharged to the foul drain. This system is known as a combined system, the rainwater pipes discharge to gully traps, to stop foul air escaping from the drains. It should be appreciated that an inspection of the accessible manholes cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains test.

In a building of this age, there is a likelihood that drainage defects will have developed. It should be appreciated that an inspection of the accessible manholes cannot conclusively confirm that other hidden areas are free from defect. This can only be established by a detailed drains test.

There are plastic and steel inspection covers located within the site curtilage to the rear and right elevations. Cover and frame corrosion is consistent with age. Some of the inspection chamber covers were lifted and the inspection chambers inspected, no major blockage was noted, minor debris requires flushing with clean water as part of your ongoing maintenance programme. The heavy steel and sealed plastic chambers to the rear and sealed chamber within the WC could not be lifted and a further inspection by a specialist contractor before purchase is recommended. See Section I4.

Surface water is believed to land drains gullies and direct to ground by the existence of soakaways, though this cannot be confirmed. Drainage from the cellar appears rudimentary and a further assessment is recommended. The land to the rear appeared wet during our inspection and the possibility of localised flooding from the high ground and small adjacent watercourse in periods of excessive rainfall cannot be discounted. Your legal adviser should confirm.

A plastic soil and ventilation pipe (SVP) was noted to the rear elevation fitted with a terminal cage fitting.

F7 Common Services

NA

Not applicable.

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

External areas were subject to a visual inspection of visible areas only.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. Asbestos may be present in e.g. roofing felt, tiles, guttering, fascias, soffits and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive. Specialist advice should be sought before carrying out any work to these components. The cost of removal may be high. See Section I3.

G1 Garage NA

Not applicable.

G2 Permanent outbuildings and other structures 2

The property has the benefit of a neglected detached outbuilding to the rear elevation. The property is of timber framed construction clad with sheeting. The outbuilding was not inspected in detail and regular routine repairs should be anticipated consistent with such structures. Such outbuildings are often constructed on limited foundations and as a result may be more susceptible to structural movement particularly in areas of shrinkable sub-soil such as clay. The condition appears adequate for current use but general maintenance and repair will be required. See Section I1.

The property also has the benefit of a detached outbuilding/former storage container to the right elevation. The outbuilding is currently employed as a storage area. The external condition appears adequate for current use but general maintenance and repair will be required to the external joinery. The outbuilding is considered to be temporary structure and does not form part of this inspection; it was however noted to be in a neglected condition.

The outbuildings were full of stored items, this hindered our inspection.

The timber shed is considered to be a temporary structure and does not form part of this inspection; it was however noted to be in a satisfactory condition.

G3 Other

2

The property is accessed directly off the highway and has the benefit of a large hardstanding *TARMAC* driveway/parking area to the side/rear, vegetation and moss growth to the hardstanding paved and pathway areas requires removal. Hardstanding areas will require minor repairs.

The property stands on a large site with extensive gardens with possibly land across the highway. The boundaries were not walked. Plans should identify ownership thereof. Legal Advisers should formally check whether there are any public or other rights of way across the land or any restrictions on the property for its full unrestricted residential use with no restrictions.

The exposed position of the property close to the mountains and coast may make maintenance costs higher than average. Boundaries are a mixture of undulating masonry walls and timber/wire fencing. There do not appear to be any adverse easements, servitudes or wayleaves that affect the property but your legal adviser should be asked to verify the situation. It is suggested that your maintenance and repairing responsibilities in respect of all boundaries walls should be established before any works to them are carried out. You are advised that *The Party Wall Etc. Act 1996* applies to this property.

Because of the sloping character of the site, retaining walls have to be constructed to ensure stability of ground levels and thus reduce the risk of minor landslip. Retaining walls are man-made structures designed to restrain soil between two different elevations, often in areas of terrain possessing undesirable slopes, or in areas where the landscape needs to be shaped severely and engineered for more specific purposes. A retaining wall is a structure designed to resist the lateral pressure of soil that exceeds the angle of repose of the soil. The angle of repose is the angle that a material/soil can rest without slipping. It is normally measured as an angle in relation to the horizontal plane. This angle is in the range 0-90 degrees and differs between materials accordingly. The design of the high ground with no handrails has safety implications particularly if used by small children. Upgrading is required for safety reasons. See Section I3.

The presence of trees and other vegetation in close proximity to the building can affect moisture content. The degree to which soil will change in volume will depend greatly on the amount of moisture, which is drawn from and returned to it. Different trees have different water demands so correct tree identification is critical in determining the potential risk to the building/subsoil. Trees up to 30m away from a building can still abstract moisture from the soil. Multiple trees of the same species are also a potential danger and can extract moisture from a greater depth than a single tree. Mature trees were noted within influencing distance of the property. There are no obvious signs to suggest that these have caused any serious damage to the property but it would be appropriate to draw up a programme of management for these trees. Trees can cause problems to structures and services on shrinkable sub-soils. It would still be appropriate to draw up a programme of management to restrict future growth. Progressive removal over a suitable period may have to be considered. In some cases it may be necessary to persuade adjoining owners to undertake this management. Tree Preservation Orders (TPOs) may mean that trees are protected and must be retained. This should be checked with the local planning authority. See Section H3.

Fast growing coniferous were noted growing to the rear elevation. Fast growing coniferous evergreen trees or hedges have been known to grow to heights of 15 metres in 16 years. Their rapid, thick growth means they are sometimes used to enforce privacy, but such use can result in disputes with neighbours whose own property becomes overshadowed or a nuisance. Since 1st June 2005, the High Hedges legislation came into force under Article 8 of the Anti Social Behaviour Act 2003. The Act states that the owner of a hedge exceeding 2 metres high must ensure it does not block light, or cause a nuisance or loss of amenity to any neighbour.

Due to the time of year I cannot confirm the presence of invasive and/or destructive plants such as Japanese Knotweed as such plants die back and may not be readily identifiable.

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

Legal advisers should confirm if certification exists for the following features:

D9 - Other - Confirm all approvals for the previous extension and alterations.

E1 - Roof structure - Confirm all approvals for the previous alterations.

E3 - Walls and partitions - Confirm all approvals for internal alterations.

E5 - Fireplaces, chimney breasts and flues - Certification for the multi-fuel appliances.

H2 Guarantees

Your legal advisers should make further enquires in relation to:

D2 - Roof coverings - Warranty for the flat roofs.

E1 - Roof structure - Guarantee for timber treatments.

E3 - Walls and partitions - Guarantees for previous damp-proofing/timber treatments.

E5 - Fireplace - Guarantee for the multi-fuel appliances.

E9 - Other - Test certificate for the fire alarm, emergency lights and air conditioning systems.

F1 - Electricity - Test certificate for the installation.

F2 - Gas - Test certificate for the installation.

F4 - Heating - Servicing contract in existence for the heating system.

F5 - Water heating - Servicing/guarantee contract in existence for the water heating system.

H3 Other matters

Your legal advisers should advise on your rights and obligations in relation to:

F2 - Gas - Confirm all relevant leasing/maintenance agreements for the tank prior to your purchase.

G3 - General - Confirm all boundaries and all rights of way to and across the property. Responsibilities for any shared rights of way and maintenance and repair of all boundaries.

We have been told that the property is leasehold. It may therefore not involve the usual complications of management companies, service charges, etc. Your legal advisers should be asked to check this assumption. If it is so, they should be also asked to confirm the level of rent and the unexpired term of the lease, and that the lease contains no unusual or troublesome terms. You may also wish them to investigate the possibility of purchasing the freehold (which might be complicated). Legal advisers to confirm.

Whilst there is no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify.

Confirm if any of the mature trees are protected by Tree Preservation Orders (TPOs).

The right of access to and over the adjoining properties for the purposes of maintaining parts of the property sited on boundary lines. Similar rights may exist in favour of adjoining property owners/occupiers.

Risks

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

I Risks

I1 Risks to the building

D1 - Chimneys - Have the chimneys further assessed by a reputable contractor.

D2 - Roof coverings - Have the upper flat roof further assessed. Have the provision of ventilation into the flat roof structures further assessed.

D3 - Rainwater Pipes & Gutters - Arrange to have the guttering and gullies further assessed and repaired/cleaned.

D4 - Main walls - Arrange to have the cracked/loose render to the property repaired.

D5 - Windows - Arrange to have the timber windows further assessed and repaired/replaced.

D6 - Outside doors - Have the timber doors further assessed/repaired.

D8 - Other joinery and finishes - External joinery requires maintenance and repair.

E1 - Roof structure - Dampness to internal walls and adjacent timbers requires further investigation by a *PCA* registered contractor.

E2 - Ceilings - Have the ceilings repaired. Dampness to ceilings within the flat requires further investigation/repair.

E3 - Walls and partitions - Have the cracked plaster repaired. Dampness to internal walls requires further investigation by a *PCA* registered contractor.

E4 - Floors - Arrange to have the sub-floor ventilation further assessed.

E6 - Built-in fittings - Have the commercial kitchen further assessed.

E9 - Other - Dampness and timbers within the cellar requires further investigation by a *PCA* registered contractor. Have the front cellar area further assessed.

F3 - Water - Have the internal stopcock located.

G2 - Permanent outbuildings and other structures - Have the outbuildings further assessed.

I2 Risks to the grounds

Contamination:

D - Local Environment - Radon.

Flooding:

According to the Natural Resources Wales (the Government organisation responsible for flood control), the main property is not an area that is vulnerable to flooding, however the possibility of localised flooding to the rear in periods of excessive rainfall cannot be discounted. The conveyancer should verify that there is no history of flooding through legal searches and enquiries.

I3 Risks to people

Asbestos:

Parts of the property may contain small amounts of asbestos fibres and could be a safety hazard when disturbed.

Health and safety advice:

D5 - Windows - Have the low level glazing assessed for safety glass. Arrange to have the layout of the windows assessed for suitable means of escape in the event of a fire.

D6 - Outside doors - Have the glazing assessed for safety glass.

D9 - Other - Have the roof terrace and rear access steps further assessed.

E2 - Ceilings - Have the ceilings to the property further assessed in line with current fire and sound regulations.

E5 - Fireplaces - Prior to use, have the appliances, fireplaces and flues inspected by a *Gas Safe/HETAS* registered engineer and have mains powered carbon monoxide detectors fitted.

E6 - Built-in fittings - Have the industrial kitchen further assessed by a specialist contractor. Arrange to have additional mechanical ventilation fitted.

E7 - Woodwork - Have the stairs further assessed for safety reasons. Have the glass to the internal doors assessed and replaced for safety glass. Have all doors further assessed in line with current fire regulations.

E8 - Bathroom fittings - Arrange to have additional mechanical ventilation fitted.

E9 - Other - Have the commercial cellar and air conditioning units further assessed by a specialist contractor.

F1 - Electricity - Instruct an *NICEIC* registered electrician to test the electrical installation to the property and grounds and report on its condition together with a quotation for any works required.

F2 - Gas - Have the system checked by a *Gas Safe* registered engineer. Arrange to have carbon monoxide detectors fitted.

F3 - Water - Have the water tank further assessed.

F4 - Heating - Have the heating system inspected by a *Gas Safe* registered engineer.

F5 - Water heating - Have the water heating system further assessed.

G3 - Other - Safety protection measures to the high ground and steps are inadequate.

I4 Other risks or hazards

F6 - Drainage - Have the system further assessed by a specialist contractor.

J

Energy matters

This section describes energy related matters for the property as a whole. It takes into account a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

J Energy Matters

J1 Insulation

From a visual inspection, the property is insulated to a poor level. Further improvement in a number of areas is necessary. You should refer to the Energy Performance Certificate (EPC) documentation for further information and recommendations.

J2 Heating

Heating is provided by the system described in G4 and my comments regarding condition and service history should be noted. In terms of overall energy efficiency, the system is considered modern.

J3 Lighting

Because of their inefficiency, incandescent light bulbs are gradually being replaced in many applications by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL), high intensity discharge lamps, and light emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is scarce.

J4 Ventilation

Ventilation is provided by a combination of minimal mechanical ventilation and the opening of windows and doors. Buildings require a constant supply of fresh air to assure the ongoing health of occupants. Mechanical ventilation, whether continuous supply or intermittent in operation, ensures that moisture, prevents condensation, removes pollutants and odours and ensures the safe and sustained performance of some combustion appliances. Effective ventilation should be achieved by design rather than reliance upon natural means.

J5 General

The ongoing issues brought about by the Covid-19 pandemic mean that RICS issued a Valuation Practice Alert on 19th March 2020 including advice on Material Valuation Uncertainty. Reported valuations are, therefore, less certain than they would normally be. Given the evolving nature and unknown future impact of Covid-19 on the residential property market, reported valuations should be frequently reviewed.

Following the exit of the UK from the EU, the perceived short and longer-term economic impacts may continue to cause valuation uncertainty.

Economic circumstances with interest rates rising, inflation increasing and the cost of living crisis may lead to volatility in the market which could mean that the value of the property may change in the very short term.

K

Surveyor's declaration

K Surveyor's declaration

Surveyor's RICS number

1242236

Phone number

01286830170

Company

North Wales Surveyors Ltd.

Surveyor's address

Bodfan

Year	Establishment	Qualification
2009	RICS	MRICS
2008	LJMU	MSc

Email

nwscyf@gmail.com

Website

www.northwalessurveyors.com

Property address

Brondanw Arms
Llanfrothen
Porthmadog
Gwynedd
United Kingdom
LL48 6AQ

Client's name

Menter y Ring Llanfrothen

Date this report was produced

26th Nov 2024

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

L

What to do now

L Further investigations and getting quotes

We have provided advice below on what to next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

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

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

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for these further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.

M

Description of the RICS Home Survey - Level 3 service and terms of engagement

M Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

- a thorough inspection of the property (see 'The inspection') and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the Home Survey - Level 3 Service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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

The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the ‘Limitations on the inspection’ box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they recommend a further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 (‘CAR 2012’). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a ‘dutyholder’ (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.
Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
Condition rating 1 - no repair is currently needed. The property must be maintained in the normal way.
NI - Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report. Where possible and appropriate, the surveyor will include additional commentary on energy-related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisors

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity (‘the Company’). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers.

Standard terms of engagement

1 The service - The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports
- market valuation and re-instatement cost, and
- negotiation.

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

3 Before the inspection - before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss your particular concerns regarding the property and explain (where necessary) the extent and/ or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.

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

5 Cancelling this contract - you should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 (‘the Regulations’) and/or the Consumer Rights Act 2015 in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

6 Liability - the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The

surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

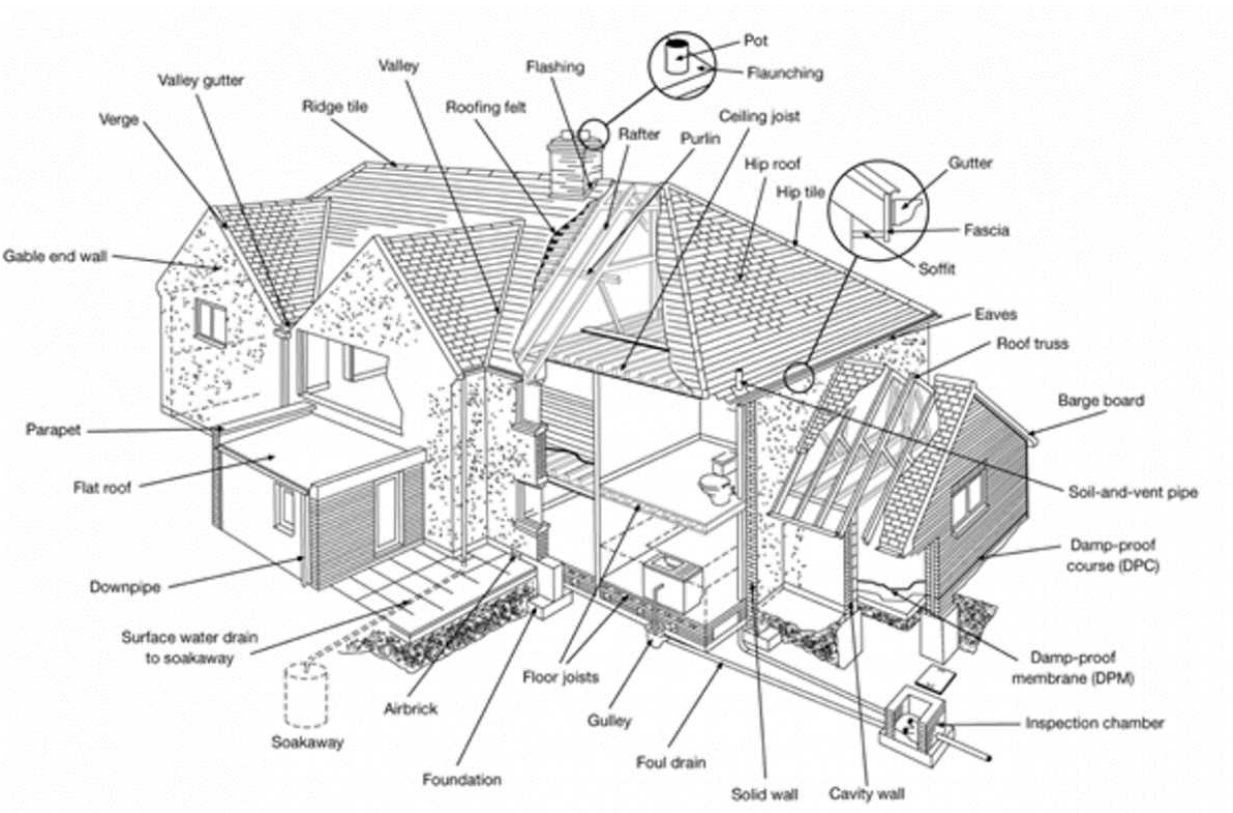
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted into the document, or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.