SODBURY
Home Surveys

Level 3

House Survey Report

123 Sample Road

Bristol

BS1 1AA

Inspection Date: XX/XX/2023

BUILDING ON EXCELLENCE

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RPSA Residential Property Surveyors Association

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A

HOW TO READ THIS REPORT

We understand that receiving a detailed survey report can be daunting, with all the different sections, terminology, ratings etc.

This section of the report shows you where to find all the information you need and explains the terminology used throughout. Our reports give colour-coded 'Condition' ratings to each part of the building, and a feature which is unique to *Sodbury Home Surveys* reports, colour-coded 'Urgency' ratings for all our recommendations. The meanings of these are explained in this section so that when you read through the report, you're clear on what it all means.

REPORT LAYOUT & FEATURES

Section Heading

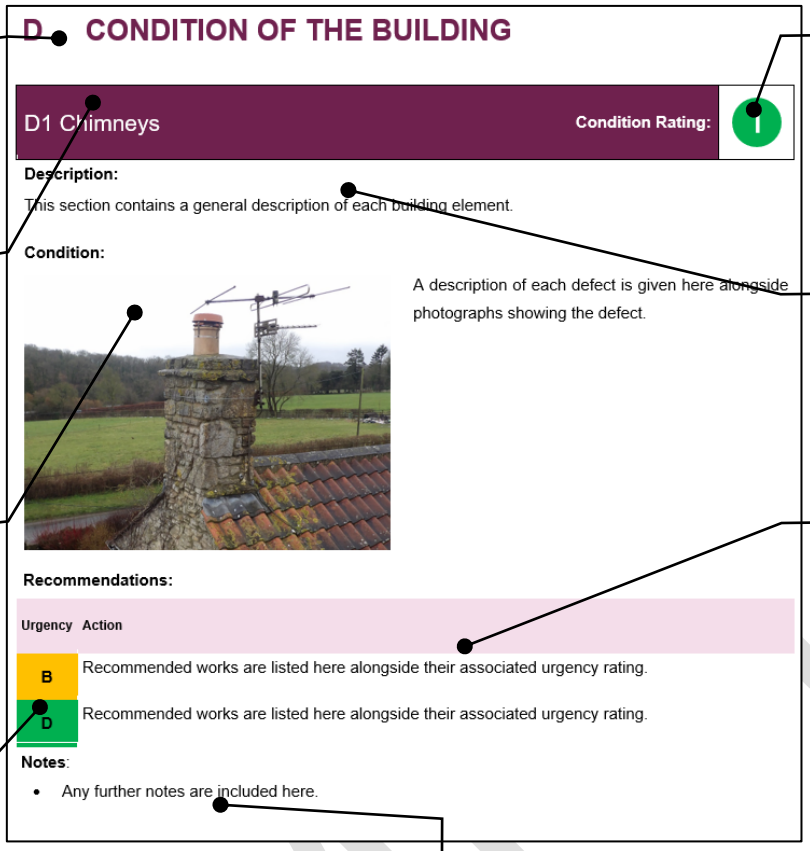
These show the various sections of the report, such as Condition sections, Legal Matters, or Risks etc.

Element Heading

The findings in this report are broken down by the individual building elements (roofs, walls, windows etc), each with their own section with a purple banded heading for ease of identification.

Condition

This is where the findings of the survey are presented, along with photos to clarify the points being made.



Condition Rating

Each element is given a rating of 1, 2 or 3 to summarise its overall condition. Meanings of condition ratings are given below.

Description

This gives a brief description of each element, including materials and construction type where relevant.

Recommendations

This is where we present our recommendations for works required to address the defects identified under the 'condition' heading.

Urgency

Each recommendation in the report is accompanied by a rating showing the urgency of the works recommended. Meanings of these ratings are given below.

Notes

This heading gives additional information which may be helpful, such as health & safety advice or notes on further investigations which may be required.

CONDITION RATINGS

The following ratings are used to represent the overall condition of the individual building elements. As a single rating is given to a whole element (e.g., the external walls), the rating will reflect the **worst** part of that element and does not necessarily reflect the condition of the **whole** element. These condition ratings are displayed next to each element title (see above).

3	**Poor Condition –** Elements with serious defects that could risk serious safety issues or severe long-term damage to your property.
2	**Fair Condition** – Elements with less serious defects, but which could deteriorate to cause further damage to this or other building elements.
1	**Good Condition** – Elements with no current defects identified at the time of inspection.

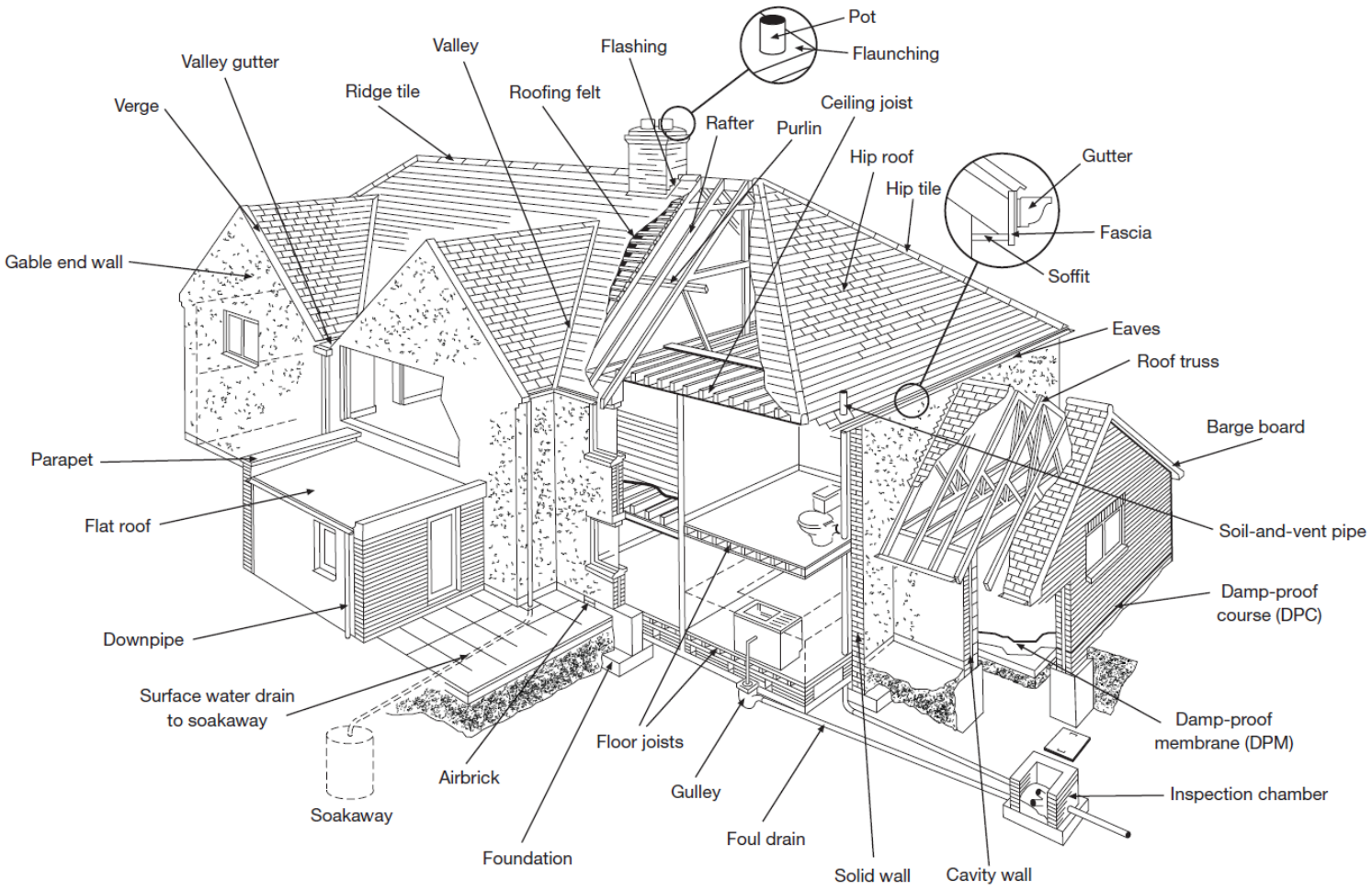
URGENCY RATINGS

The following ratings are used to represent the urgency of individual recommendations made throughout this report. These urgency ratings are displayed next to each individual recommendation (see above).

A	Recommended works required immediately.
B	Recommended works required within 12 months.
C	Recommended works required within 1 to 2 years.
D	Recommended works required within 5 years.

TERMS USED IN THIS REPORT

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



Further definitions of terms used throughout this report are explained below.

Terminology	Meaning
Airbrick	A brick with holes in it by design, used especially underneath timber floors and in roof spaces, to allow ventilation.
Barge Board	Also known as a 'Verge Board'. A board, usually wooden and sometimes decorative, placed on the edge, or verge, of a roof.
Cavity Wall	A wall built with two sets of bricks or blocks, with a gap, or cavity between them. Cavity is usually about 50mm.
Ceiling Joist	Horizontal piece of wood used to support a floor (above), or attach a ceiling (below). Sometimes also metal.
Damp Proof Course (DPC)	A layer of material that cannot be crossed by damp, built into a wall to prevent dampness rising up the wall, or seeping into windows or doors. Various methods can be used.
Damp Proof Membrane (DPM)	A sheet of material that cannot be crossed by damp, laid in solid floors.
Downpipe	A pipe that carries rainwater from the roof of a building.
Eaves	The overhanging edge of a roof.
Fascia	A board, usually wooden, that run along the top of a wall underneath the bottom of a sloping roof.
Flashing	Used to prevent water leaking in at roof joints. Normally made from metal, but can also be cement, felt, or other effective material.
Flat Roof	A roof specifically designed to sit as flat as possible, typically having a pitch of no more than 15 degrees. A flat roof usually has the following components: 1. Waterproofing, 2. Insulation, 3. Vapour Barrier, 4. Substrate or sheathing (the surface that the roof is laid on), 5. Joists, and 6. Plasterboard ceiling.
Flaunching	Shaped cement around the base of chimney pots, to keep the pot in place and so that rain will run off.
Floor Joists	Horizontal piece of wood used to support a floor. Sometimes also metal.
Foul Drain	A pipe that conveys sewage or wastewater from a toilet, etc, to a sewer
Foundation	Normally made of concrete, a structural base to a wall to prevent it sinking into the ground. In older buildings foundations may be made of brick or stone.
Gable End Wall	The upper part of a wall, usually triangular in shape, at the end of a ridged roof.
Gulley	An opening into a drain, usually at ground level, so that water etc. can be funnelled in from downpipes and wastepipes.
Gutter	A trough fixed under or along the eaves for draining rainwater from a roof.
Hip	The outside of the join where two roof slopes connect.
Hip Roof	A roof where all sides slope downwards and are equal in length, forming a ridge at the top.

Terminology	Meaning
Hip Tile	The tile covering the hip of a roof, to prevent rain getting in.
Inspection Chamber	Commonly called a manhole. An access point to a drain with a removable cover.
Parapet	A low wall along the edge of a flat roof, balcony, etc.
Purlin	A horizontal beam in a roof, on which the roof rafters rest.
Rafter	A sloping roof beam, usually wooden, which forms and supports the roof.
Ridge Tile	The tiles that cover the highest point of a roof, to prevent rain getting in.
Roof Truss	A structural framework, usually triangular and made from wood or metal, used to support a roof.
Roofing Felt	A type of tar paper used underneath tiles or slates in a roof. It can help to provide extra weather protection.
Soakaway	An area for the disposal of rainwater, usually using stones below ground sized and arranged to allow water to disperse through them.
Soffit	A flat horizontal board used to seal the space between the back of a fascia or barge board and the wall of a building.
Soil-and-vent Pipe (SVP)	Also known as a soil stack pipe. Typically, a vertical pipe with a vent at the top. The pipe removes sewage and dirty water from a building, the vent at the top carries away any smells at a safe height.
Solid Wall	A wall with no cavity.
Surface Water Drain	The drain leading to a soakaway.
Valley	Where two roof slopes meet and form a hollow.
Valley gutter	A gutter, usually lined with Flashing, where two roof slopes meet.
Verge	The edge of a roof, especially over a gable.

B

PROPERTY DETAILS

This section provides some basic details about the property to aid in identification, such as the address, photographs of the outside, and accommodation details.

PROPERTY DETAILS

Address:	XXXX
Type of Property:	Terraced house
Age of Property:	1850's
Age of Extensions etc:	Basement – approx. 2010 Loft conversion – between approx. 2018 and 2023.
Construction Type:	Traditional construction - solid wall. Pitched roof with tiled finish. Single ply flat roof over rear dormer.
Property Listing:	The property is not listed.
Conservation Area:	The property is not located in a Conservation Area.

Accommodation:

	Reception rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
Basement					1			
Ground	2		1					
First		3	1					
Second		1	1					

Mains Services Connections:

✓	Gas	✓	Electric	✓	Water	✓	Drains

General Photographs:

C

SUMMARY AND OVERALL OPINION

This section of the report is intended to give you an initial overview of our key findings and the general condition of each part of the property. We have also included our surveyor's assessment of the key point from this survey – whether to buy the house or not.

Important Note

This section is a summary only. You should read through the whole report carefully to gain a full understanding of the condition of the building and the works required.

OVERALL OPINION

Generally, the property is in good condition with no serious structural defects, timber rot or significant dampness issues identified. There are some repair works required, and some issues to be addressed in the short term to prevent deterioration, and to confirm that various elements / installations are safe. The costliest repair item is likely to be the external render, which requires patch repairs throughout. This is likely to be moderately expensive and may be disruptive in the short term.

There are some risks regarding planning permission for the Juliette balcony to the rear, and the bamboo plant in the rear garden. You should seek robust legal advice on these points to protect your interests and prevent issues in future resale.

Overall, as long as you are comfortable with the maintenance and repair requirements of this building as highlighted throughout this report, as well as their associated expense, and as long as you obtain legal advice where recommended, I cannot see any technical reason you should not proceed with the purchase as intended.

NOTE: The property has undergone significant works in the last 10 years to convert the basement and loft into living accommodation. This survey has gone as far as possible to identify any defects which are visible, but you will need to accept the fact that there will always be a small risk of latent/hidden defects (i.e. defects which are not immediately obvious, but develop over time after the completion of works due to materials defects or workmanship issues) and this report does not act as a warranty against such defects developing. However, I have done my best in this report to help you assess these risks and mitigate them as much as possible.

SUMMARY OF CONDITION RATINGS

Rating	Building Element	Rating	Services Element
1	Chimneys	2	Electrics
2	Roofs	2	Gas
2	External Walls	1	Water
2	Windows & External Doors	2	Heating & Hot Water
1	Conservatories & Porches	2	Foul Drainage
2	Partition Walls & Doors	2	Stormwater Drainage
1	Ceilings	2	Smoke & CO Detection
1	Floors	2	Ventilation
1	Kitchens & Bathrooms	Rating	Gardens Element
2	Fireplaces & Chimney Breasts	1	Outbuildings
1	Stairs	2	Gardens & Boundaries

Note: The above is a summary only. You should read through each section of the report carefully to gain a full understanding of the condition of the building and the works required.

SUMMARY OF URGENT ACTIONS

The below summary highlights the recommendations made throughout the report which need to be actioned urgently (either before exchanging contracts, before moving in, or as soon as possible thereafter).

Action	Report Section
You should enquire with the vendor whether a pump is installed to drain the cavity behind the basement waterproofing system. If none is installed, you will need to seek specialist advice around what measures might need to be taken to prevent future failure of the waterproofing membrane.	D3
Loose cladding boards to the dormer should be re-fixed to the structure as soon as possible to prevent them becoming detached in strong winds.	D3
Your solicitor should enquire with the vendor regarding planning and Building Control approvals for the installation of the 'Juliette balcony'. If none are in place, I recommend you ask the vendor to apply for retrospective approvals for both planning permission and Building Control (known as 'regularisation').	D4
It should be noted that all door locks should be changed as soon as possible after completion. All new door locks should be compliant with BS3621.	D4
You should arrange for a NICEIC (or other Government approved body) registered electrician to carry out a full Electrical Installation Condition Report (EICR) for the property before entering into contract to purchase the property.	E1
You should instruct a Gas Safe registered engineer to carry out a gas safety inspection of the property prior to committing to the purchase.	E2
I recommend installing a carbon monoxide alarm in the kitchen near to the boiler position.	E7
You should confirm with the vendor when the front driveway was opened up / surfaced. If more than four years ago, no further action is required as no enforcement action can be taken by the Local Authority. If less than four years ago, you should instruct your solicitor to include a condition as part of the sale contract that the vendor must apply for retrospective planning permission for the alterations to the driveway.	F2
Given that the bamboo in the garden of this property is near a neighbouring house, I recommend you seek advice from your solicitor about limiting your liability should a claim be brought in future. I further recommend that the bamboo plant is removed (including the main root mass) to prevent any further root growth.	F2

D

CONDITION OF THE BUILDING

This part of the report describes the physical characteristics and the condition of the structural and non-structural elements of the main building itself. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

We always endeavour to undertake a full and thorough inspection of the property. However, on occasion, there are areas we are unable to access, or limitations to the access we were able to gain. This is outside of our control where we have made reasonable efforts to gain access to all areas of the property. Where there are any such limitations, these are declared below.

Access was gained to all elevations of the property. It should be noted that my inspection was undertaken from ground level with the aid of a camera drone, and from available vantage points within the building / grounds. Despite the use of a drone, moderate winds and overhead cables restrict the full and safe use of this equipment, and where this is the case only limited perspectives can be gained.

The property was occupied and furnished at the time of the inspection. No efforts were made to access hidden voids etc, however all wall and floor surfaces were visible during the inspection except as noted below, although fitted carpet finishes were not lifted in line with the RICS Home Survey Standard.

Access was gained to all internal areas of the property. However, it was not possible to directly inspect the roof structures as there are no access hatches etc into the loft spaces either in the eaves of the main roof, or in the lean-to roof over the ground floor shower room. You should note that this report is limited to discussing issues where access could reasonably be gained, and where issues are suspected to inaccessible areas, further investigations may be recommended. However, this report does not act as a guarantee that there are no issues present to areas which could not be inspected on the day of the survey. If you decide to proceed without undertaking recommended further investigations, or without having an inspection carried out of areas which were inaccessible during our survey, you do so at your own risk.

D1 Chimneys

Condition Rating: 1

Description:

There is one chimney stack to the building, shared with the neighbouring property. It is constructed of brickwork and has a render finish. Four clay chimney pots serving this property are set into cement mortar flaunching. The chimney pots are each provided with rain caps. Lead flashings around the base of the chimney stack provide weatherproofing between the stack and the roof coverings.

Condition:

The chimney stacks are generally in good condition. No defects were identified during my inspection.

General view of chimney stack.

The render, flashings, chimney pots and flaunching all appear to have been recently renewed.

Recommendations:

Urgency	Action
-	No remedial works required.

Ongoing Maintenance:

Due to the exposure chimneys face, the brickwork pointing and render requires renewal every 10-15 years to prevent deterioration, which can destabilise the brickwork. Check occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

Notes:

- Only two of the chimney pots are ‘open’ and the other two are capped, meaning that if you wished to make use of the fireplaces served by these pots, you would need to trace which chimney pot / flue serves which fireplace and ensure the ‘in use’ fireplaces have open chimney pots.

D3 External Walls

Condition Rating: 2

Description:

Main walls:

The external walls of the property are constructed of cavity brickwork, which has retrofitted polystyrene bead cavity wall insulation, installed in 2012. The external face of the walls is finished with a painted roughcast render finish. The internal face of the external walls is mostly finished with plaster.

I was unable to see any damp proof course (DPC) as the render finish to the property was taken down to the ground (see further comments below). Given the age of the building, I would expect that a DPC would be installed at the base of the external walls to resist the passage of moisture up through the walls.

The converted basement is lined internally with a plastic cavity drainage membrane (known as a 'Type C' waterproofing system), which protects the internal linings and finishes from dampness / water ingress. I was able to make a limited inspection of this system via the water stopcock hatch under the stairs. However, I was unable to tell whether the narrow cavity behind this tanking membrane is drained by any kind of sump pump as would be expected for a 'Type C' waterproofing system (see further comments below).

Dormer walls:

The rear and side walls of the second floor dormer are expected to be constructed of timber framing ('studs') with insulation between the timber 'studs' and insulated plasterboard linings internally. Externally, the dormer is finished with horizontal timber cladding fixed to timber battens. I would also expect there to be a timber/plywood 'sheathing' board fixed to the outside face of the timber 'stud' wall structure as well as a breathable underlay. It should be noted that I was unable to directly inspect the build-up of the dormer walls as this is concealed by the internal and external linings/cladding.

Condition:

The external walls of the property are generally in fair structural condition.

The external walls were tested internally for signs of rising and penetrating dampness using an electronic moisture meter. The readings observed were normal for the type of construction, indicating that the walls appear to be free from excessive dampness. It should be noted however that it would be impractical to test all wall areas during a general property survey, so it may be possible that there is some smaller isolated areas of dampness which have not been detected, but no effects on internal finishes were noted so I do not believe this is a concern.

The following defects / issues were identified during my inspection:

Photograph showing the limited view gained of 'Type C' waterproofing system to basement walls.

During my inspection, I did not see a pump which is required to drain away any moisture within the cavity created by this waterproofing membrane, as required by BS8102. This could enable water to build up behind the membrane, which can eventually leak through and cause internal dampness issues.

The external render finish is installed right down to ground level. Typically, render is finished above the level of the damp proof course (DPC) to prevent surface water from 'bridging' the DPC and causing internal dampness issues. This does not appear to be causing issues internally at the moment, so no remedial work is considered justified. However, you should be vigilant to low level dampness to the external walls in the ground floor front rooms and if this is seen to become an issue then it would be advisable to cut the render finish off at DPC level (approx. internal ground level) and finish the render in a drip detail to enable rainwater to be effectively shed from the wall. The bottom of the wall may then be finished with a thin coat render which is disconnected from the render above the DPC.

Some areas of render to the external walls were noted to be hollow/delaminating from the structure behind. This is generally caused by water ingress through small cracks or areas of damage (as per the photo which shows damaged render around the gas pipe to the side elevation). If left without repair, this can cause large areas of render to become detached and eventually fall off. The render can also trap moisture within the wall causing internal dampness.

Within the dining area of the basement, I noted slightly raised moisture readings to the party wall plasterboard linings, although there were no damaged plaster or paint finishes to this area. This is expected to be related to the render damage outside (see below).

There is a large patch of hollow render to the rear elevation to the right of the patio doors. This is expected to have resulted from water ingress behind the render. I would expect this patch of render to deteriorate to the point of falling off within 2 years. This area also correlates with an area of raised moisture meter readings inside (see above).

The render finish under the kitchen window is almost entirely delaminated from the structure behind and is crumbling at the bottom. This is expected to have resulted from water ingress behind the render through small cracks evident further up the wall. I would expect this patch of render to deteriorate to the point of falling off within 1 year.

There are a number of loose cladding boards to the side and rear of the large dormer. These loose boards are vulnerable and may be detached by strong winds, creating a safety hazard.

Recommendations:

Urgency	Action
A	You should enquire with the vendor whether a pump is installed to drain the cavity behind the basement waterproofing system. If none is installed, you will need to seek specialist advice around what measures might need to be taken to prevent future failure of the waterproofing membrane. This advice should be obtained from a specialist structural waterproofing contractor, ideally one registered with the Property Care Association and holding a CSSW (certified surveyor in structural waterproofing) qualification to ensure you are receiving competent advice.
A	Loose cladding boards should be re-fixed to the structure as soon as possible to prevent them becoming detached in strong winds.
B	The heavily blistered external render under the kitchen window and beside the basement patio doors will need to be hacked off and replaced with new matching roughcast render in the short term to prevent further significant deterioration and water ingress. Other render repairs can be undertaken slightly longer-term as described below.
C	The external render to the whole of the building should be tested for hollow patches by dragging a hammer across the surface and any hollow sounding patches should be marked out. This hollow render should be hacked off back to sound render. Please note that it is often the case that when hacking off render, more initially stable render will become detached and need to be removed to reach a sound substrate. With this in mind, I recommend budgeting for replacement of approximately 30-40% of all the render to the outside of the property with a new matching roughcast render.

Ongoing Maintenance:

The external walls should be checked periodically for cracks or unusual bulges. The render finishes should be checked occasionally for cracks and blistered areas and repairs undertaken as soon as possible to prevent deterioration.

Keep the external ground level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear.

The timber cladding should be treated approximately every 5 years with a clear wood sealer to prevent rot and deterioration. I would typically expect timber cladding to last approx. 20-30 years before requiring replacement or overhaul.

Notes:

- I have seen evidence of a Certificate of Lawfulness for the basement conversion works confirming that planning permission was not required.
- I have seen evidence of Building Control approval of the basement conversion works, which was obtained in October 2011.
- I have seen evidence of Building Control approval of the cavity wall insulation, which was carried out in 2012. Your solicitor should enquire as to the existence and validity of any CIGA guarantee/warranty for this work.

E

CONDITION OF THE SERVICES INSTALLATIONS

This part of the report describes the physical characteristics and the condition of the electrical, mechanical and plumbing services installations provided to the building. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

In line with RICS guidance, all services to the property were inspected but not tested. Note all observations made and recommendations given are from the perspective of a non-specialist building surveyor and we have received no input from any engineers, electricians, or the like.

E1 Electrics

Condition Rating: 2

Safety warning: *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.*

Description:

The property has a mains electrical connection, which enters the property in the understairs cupboard where a smart electricity meter is provided. After the meter, the electrical supply to the property is controlled via a plastic consumer unit which contains the fuses that protect individual wiring circuits. The electricity supply is earthed to an external ground spike to the side of the property.

Lighting to the property is provided mainly by pendant lights, but with recessed spotlights to the loft rooms. Electrical sockets are provided to all principal rooms, and television and telephone outlets are also provided.

The consumer unit was replaced in 2009, although the wiring to the property is of an unknown age.

Condition:

The electrical services to the property are generally in fair condition. The following defects / issues were identified during my inspection:

I have seen no Electrical Installation Condition Report for the property from within the last 10 years, so am unable to comment on the condition and safety of the electrical installations and wiring. However, I should note that I have seen nothing within the property to suggest that any of the electrical installations are currently in a dangerous condition.

General photograph of electricity meter.

Recommendations:

Urgency	Action
A	You should arrange for a NICEIC (or other Government approved body) registered electrician to carry out a full Electrical Installation Condition Report (EICR) for the property before entering into contract to purchase the property. This will allow you to quantify likely expenditure liability before committing to the purchase.

Ongoing Maintenance:

An NICEIC registered electrician should carry out an Electrical Installation Condition Report for the property at least every 10 years to ensure the electrical installations remain in a safe condition.

I would typically expect domestic wiring installations to last approximately 40 years before requiring replacement. The current installations to the ground and first floor areas of the house are of an unknown age, and therefore I would advise budgeting for a partial rewire of the property within the next 10 years.

Notes:

- N/A

E5 Foul Drainage

Condition Rating: 2

Description:

Foul drainage to the property is provided via two soil-and-vent pipes (SVPs) externally to the side elevation, one made of cast iron (extended with plastic at the top) and the other made of plastic. These pipes discharge into the below ground foul drain which runs below the driveway and appears to join up with a main foul sewer running along the rear of the terrace.

Connections between below ground foul drainage pipes are viewable via two inspection chambers (manholes) in the side driveway, only one of which could be lifted at the time of inspection. These chambers reveal that the below ground foul drain is made of plastic, but I do not know what the main foul sewer is made from as this inspection chamber could not be lifted. The chamber next to the house is made of plastic and has a metal lid inset with paving slabs.

Condition:

The drainage installations are generally in good condition where visible. Below ground drainage pipework was not inspected although inspection covers (manholes) were lifted to witness the drains in normal operation and assess the likelihood of any potential issues. The following defects / issues were identified during my inspection:

The inspection chamber serving the connection between the below ground foul drain under the driveway and the main sewer could not be lifted at the time of inspection as the cover appears to have siezed shut.

The SVP to the side elevation has some surface corrosion, which is not currently detrimental to its performance, but is likely to cause leaks if the pipe is not regularly maintained.

General photograph of below ground drainage pipework.

All free-flowing at the time of inspection.

Recommendations:

Urgency	Action
B	You should have the seized inspection cover lifted and eased/adjusted to ensure it can be lifted for future inspection and maintenance.
C	You should thoroughly clean, sand down and prime the entire cast iron SVP before applying a rust-resistant paint finish to the outside surface. This will help to prevent any corrosion from deteriorating.

Ongoing Maintenance:

Inspection covers should be lifted periodically to ensure the below ground drains remain free flowing, and any debris/waste build up should be jetted through to prevent blockages. Any serious suspected issues with the below ground drains, such as plant roots or damage visible within inspection chamber pipework, should be referred as soon as possible to a reputable drain inspection firm for further investigation.

You should also avoid putting anything down the drains which may cause blockages such as nappies, sanitary products, cooking fats, food waste and chemicals.

Notes:

- No defects were noted which would make me suspect any issues with below ground drainage pipework, however you may wish to instruct a CCTV survey of the below ground drainage pipework to confirm its condition, particularly because minor damage / leaks from this pipework can have significant impacts on the structure of the property if left undiscovered for a long period of time. Without carrying out an inspection of the pipework, you would be purchasing the risk of defects along with the property.

F

CONDITION OF THE GARDENS

This part of the report describes the physical characteristics and the condition of the external areas of the property, including outbuildings, landscaping and boundary treatments. Recommendations are given under each element sub-heading where works are required to bring the element into a good condition.

LIMITATIONS TO THE INSPECTION

Access was gained to all parts of the gardens. However, you should note that our inspection only covered areas of the garden which could reasonably be seen during our inspection. Where trees, shrubbery or overgrown planting etc conceals areas of the gardens or boundaries, our report is limited to discussing the elements which could be seen. This report does not act at a guarantee that there are no issues to areas which could not be seen during our inspection.

Although we carry out an inspection of the gardens with a view to identifying any problematic plant species such as Japanese Knotweed*, this report is not a specialist inspection and therefore you should satisfy yourself that the property is not affected by Japanese Knotweed.* We have tried to help you evaluate the risk in Section C and in our comments below. You should also pay particular attention to the Property Information Form from the vendor which has a declaration as to whether there are any known infestations of Japanese Knotweed and other invasive species.

F1 Outbuildings & Garages

Condition Rating: 1

Description:

The property has a single garage at the end of the driveway, constructed of concrete blockwork with a lightly angled roof made of corrugated bitumen sheets. A metal up-and-over garage door is provided to the front of the garage.

No other outbuildings are provided.

Condition:

The garage is generally in good condition.

No defects were identified during my inspection.

General view of garage.

Recommendations:

Urgency	Action
-	No remedial works required.

Ongoing Maintenance:

I anticipate the door and the roof of the garage are approx 10 years old or less, therefore no signifciant maintenance of these elements is anticipated except from occasional lubrication of hinges mechanisms etc. You should also change the garage lock upon completion similar to the main house.

Notes:

- N/A

F2 Gardens & Boundaries

Condition Rating: 2

Description:

The front garden consists of a block paved hardstanding providing parking for 2 cars. A low blockwork retaining wall separates the two levels of this garden.

To the right side of the property, a sloping block paved driveway leads down to the garage and a gate access to the rear garden.

The rear garden consists of a concrete slab patio area adjacent the rear elevation, and a long, sloping lawn area with various small and medium-sized trees.

The front garden side boundaries are made up of low concrete block walls with concrete copings.

The rear garden is bounded by a low block wall to the patio area, and a timber post and rail fence to the rest of the garden. Tall bushes and Leylandii (cypress) trees form part of the rear boundary as well as an established stand of bamboo.

Condition:

The external areas forming part of the property are generally in fair condition. The following defects / issues were identified during my inspection:

Google Streetview image from July 2009. © Google.

I can see from historical Google Streetview imagery that the front drive was actually a lawn area at least as recently as 2009. The creation of more than 5m^2 of additional surfacing to a front driveway requires planning permission, but I can see no record of any such permissions on the Local Authority website.

In the front garden, there is a change in level with a drop of approx. 1m. It would be possible for a car to drive over the edge, or for a person to fall and become injured.

The left side boundary wall to the front garden has some damaged blocks which are likely to deteriorate and become unstable in the medium term.

The coping stones are loose to approximately half the length of the right-side wall to the front garden. If knocked off, these may fall and cause a minor injury.

The brick pavers around the inspection chamber at the end of the driveway have sunken and are uneven, creating a trip hazard. I anticipate this has been due to settlement of the sand base onto which the pavers are laid, which is fairly common when pavings are newly laid. I am not concerned about this being a result of any issues with the drains.

There are several isolated loose paving slabs to the rear patio area, one of which is on the edge of a small drop. If you were to step on the edge of this slab, it would be possible for it to tip and cause a fall / injury.

Some isolated areas of damage were noted to the rear garden boundary fencing.

There is a large bamboo plant in the bottom corner of the rear garden, which is approximately 6m from neighbouring house. The roots of bamboo plants are generally shallow, but can be damaging to adjacent structures if there are already small cracks or gaps. Cases have been reported of major damage being done to properties by bamboo roots which have gone undetected for a number of years.

The end of the rear garden is retained from the lower level of the neighbouring property's garden by a block wall of questionable quality and condition. This wall is within the neighbour's garden, so is under their ownership. The failure of this wall could cause significant damage to the end of this property's garden. However, as you would not own the wall, there is little which can be done to mitigate this. You should be aware of this possible risk which will have to be accepted when purchasing the property.

Recommendations:

Urgency	Action
A	You should confirm with the vendor when the front driveway was opened up / surfaced. If more than four years ago, no further action is required as no enforcement action can be taken by the Local Authority. If less than four years ago, you should instruct your solicitor to include a condition as part of the sale contract that the vendor must apply for retrospective planning permission for the alterations to the driveway. I advise that this should be done by the vendor so that they carry the risk of any alterations the Local Authority may insist upon along with their associated costs. You may choose to apply for this retrospective permission yourself after exchange of contracts, but in doing so, you should be aware that you will be assuming liability for any works required to achieve retrospective approval.
A	Given that the bamboo in the garden of this property is near a neighbouring house, I recommend you seek advice from your solicitor about limiting your liability should a claim be brought in future. I further recommend that the bamboo plant is removed (including the main root mass) to prevent any further root growth.
B	Provide edge protection to the change in level to the front garden, either in the form of a handrail or a low-level wall to a minimum height of 1.1m.
B	Take up and re-lay the block pavers around the inspection chamber at the bottom of the driveway. It may be necessary to lay these on a new compacted sand base to ensure no further settlement.
B	Take up and re-lay any loose paving slabs in the rear garden. New slabs should be laid onto a new bed of cement and joints should be fully pointed to keep the patio in good condition.
C	The loose coping stones to the right boundary wall should be re-laid in new mortar to ensure they are adequately secured to the top of the wall.
D	I recommend cutting out and replacing the damaged blocks to the front garden left boundary wall. At this time, any necessary repairs should be carried out to the rear garden fencing. As this is a shared boundary, you should consult the neighbouring owner and get their agreement to carry out these works. It may even be possible to share the costs of this work with the neighbouring owner if they are agreeable.

Ongoing Maintenance:

Trees should be regularly pruned to control their size and spread. Any major works to the trees should be done in consideration of their proximity and potential effect on the property, neighbouring properties, and the boundary walls, as well as below ground drainage and services.

Concrete/hard surfacing should be cleaned down periodically to prevent build up of moss and algae, which could present a slip hazard. It is also important to maintain adequate and clear drainage to hard surfaced areas to prevent ponding of rainwater.

Timber fencing should be redecorated every 3-5 years to prevent deterioration of paint finishes, which can lead to rot of the timber. Fences should be checked after storms for signs of damage.

Check boundary walls periodically for signs of leaning or bulging, which could be an early sign of potential structural issues. If any bulging or leaning is noted, you should seek advice immediately from an experienced builder or qualified surveyor.

Notes:

- N/A

G

LEGAL MATTERS

This section of the report provides a summary of any matters we have highlighted throughout the report which may require further investigation by your legal advisor.

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.

Important Note

You should show your legal advisers this section of the report and seek their input to resolve any issues raised.

LEGAL ISSUES

Tick	Legal Issue	Commentary	Report Section
✓	Property ownership matters	We understand from the Land Registry that this property is freehold. You should ask your legal advisor to confirm this and explain any implications.	-
	Flying freeholds or submerged freeholds.		
	Evidence of multiple occupation, tenancies, holiday lettings etc.		
	Signs of possible trespass and rights of way.		
	Arrangements for private services, septic tank registration etc.		
	Rights of way & maintenance / repairing liabilities for shared accessways etc.		
✓	Maintenance / repairing liabilities for below ground drainage.	Your solicitor should confirm ownership and maintenance liabilities for the below ground drainage systems on site.	E5
	Chancel matters.		
	Rights of light, restrictions to occupation, tenancies, easements, servitudes and/or wayleaves.		
✓	Boundary issues & party wall matters.	Legal ownership of all boundaries should be confirmed by your legal advisor so maintenance liability is clearly defined.	F2
	Building insurance claims.	Your solicitor should make standard requests for disclosures.	
	Parking permits.		
	Presence of protected species (for example bats, badgers and newts).		
	Green Deal measures, feed-in tariffs and roof leases.		

Tick	Legal Issue	Commentary	Report Section
✓	Lack of planning permission, Building Control approval etc for works carried out at the property.	No planning permission for Juliette balcony to rear elevation.	D4
	Lapsed EPC certificate.		
	Restrictions on property use, activities etc.	Your legal advisor should confirm whether the property is within a Smoke Control Area and explain any implications.	
✓	Other	There is a large bamboo plant in the garden planted against the rear boundary, which is fairly close to neighbouring properties. Your solicitor should advise regarding the potential for an indemnity insurance policy to indemnify you against the risk of future claims for property damage resulting from bamboo roots.	F2

GUARANTEES & WARRANTIES

The following elements are likely to have guarantees or manufacturer's warranties which may still be valid. You should check these documents have been supplied by your solicitor before exchanging contracts.

Tick	Legal Issue	Commentary	Report Section
	Structural work such as underpinning, removal of structural elements, lateral restraint and chimney stabilisation works.	Your solicitor should make standard requests for disclosures.	
	Timber and damp treatment works.	Your solicitor should make standard requests for disclosures.	
	Wall ties and cavity wall tie replacement work.	Your solicitor should make standard requests for disclosures.	
✓	New windows and doors.	New windows to the loft conversion, and the Juliette Balcony to the rear reception room.	D4
✓	Cavity wall insulation.	Your solicitor should request a copy of the CIGA warranty related to the insulation installed in 2011.	D3
	Installation and repair of services installations.	Your solicitor should make standard requests for disclosures.	

Tick	Legal Issue	Commentary	Report Section
	Japanese Knotweed management plan and any associated warranty / guarantee.	Your solicitor should make standard requests for disclosures.	

H

RISKS TO OCCUPANTS

The following list identifies some of the common safety hazards that can be found during an inspection of a domestic residential property. We have indicated below whether any of these risks have been identified in relation to this property and given some brief commentary where relevant.

We would be happy to discuss and guide you further if there are any areas of concern identified.

RISKS TO OCCUPANTS

Tick	Risk	Commentary	Report Section
✓	Asbestos & other dangerous materials	The property was constructed before the year 1999 and therefore may have been constructed from asbestos-containing materials, which may be hidden or concealed behind other building fabric layers or finishes. Any work to these areas must be carried out with appropriate diligence to prevent serious health implications. You should ensure that a suitably qualified asbestos surveyor carries out an inspection and testing of any suspect materials prior to any construction or alteration works to the property which may disturb hidden layers and voids etc.	-
	Animals/vermin (droppings, rats, etc.)		
	Lack of emergency escape, inadequate fire precautions and fire protection measures		
	Absence of safety glass to openings		
✓	Falls from height, lack of safety rails, significant trip hazards	Falls from height possible in front garden.	F2
	Unstable parts of the building	There is a small risk of concealed rot to the roof structure where leaks have been noted, but the structure is concealed by ceiling linings.	D2
	Unsecured fireplace surrounds		
	Lead water pipes and lead paint		
✓	Gas leaks & carbon monoxide poisoning	No CO detector provided near to boiler.	E7
	Dangerous electrics		
✓	Absence of test certificates for services	I have seen no current electrical safety inspection for the property so	E1

Tick	Risk	Commentary	Report Section
		cannot confirm the electrical installations are in a safe condition. I have seen no current gas safety certificate for the property so cannot confirm the gas installations are in a safe condition.	E2
	Inappropriate use of accommodation		
	Overhead power lines		
✓	High radon levels	The property is in a higher risk radon area, so high radon gas concentrations may be present within the property, which is a health risk.	I
	Automatic gates		
	Unprotected garden ponds & swimming pools		
	Legionnaire's disease		
✓	Dampness & mould growth	Damaged external render likely to cause internal dampness to the basement.	D3
	Scalding risks from pipes & flues		
	Inadequate air supply & natural lighting to inner rooms		
	Other		

ENVIRONMENTAL RISKS

This section gives an overview of any environmental risks which may affect the property that we have identified as part of our research, or identified as part of our inspection. This data has been taken from a variety of public sources and we take no responsibility for the accuracy of third-party data.

ENVIRONMENTAL RISKS

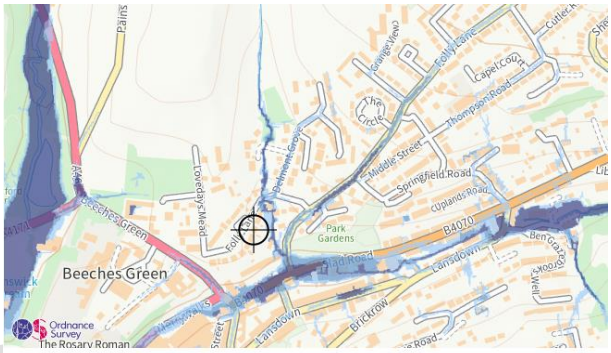
The data is presented below in the form of a screenshot of relevant online mapping data, written commentary on the associated risks, and a 'Red-Amber-Green' indicator on the left-hand side to indicate the level of risk associated with the environmental aspect being discussed (**red** representing high risk, **amber** representing moderate risk, and **green** representing low risk).

Where red or amber factors are identified below, you are advised to seek advice and further detailed searches from your solicitor.

Flooding – Surface Water

According to data from the Environment Agency, the property is within an area at very low (less than 0.1%) risk of surface water flooding.

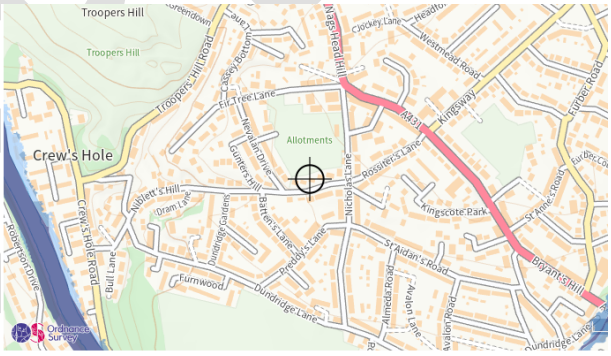
I did not note any surface water flood risk when on site. The property is on a heavily sloping site, so it is likely that any surface water would run towards the bottom of the garden and not cause issues for the house.



Flooding – Rivers & Sea

According to data from the Environment Agency, the property is within an area at very low (less than 0.1%) risk of flooding from rivers and the sea.

I did not note any flood risk from rivers or the sea when on site.

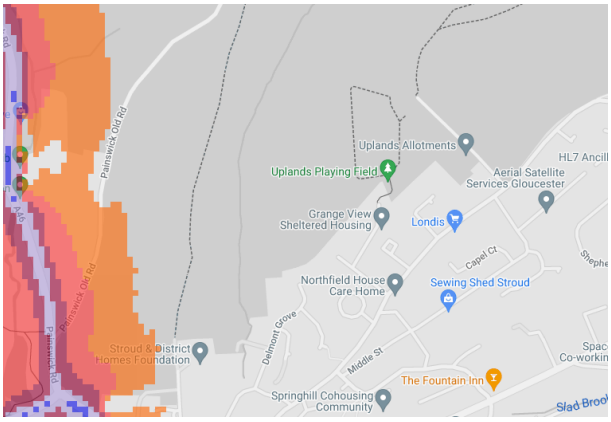


Noise

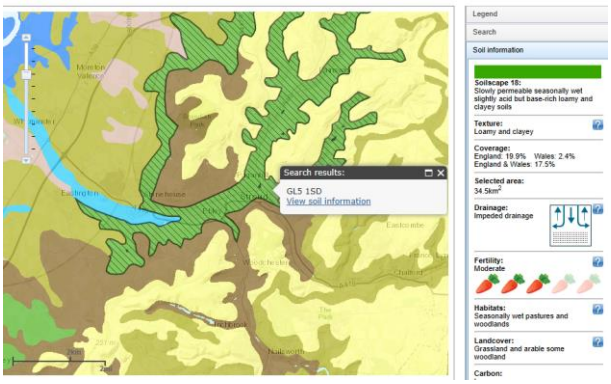
According to data provided by DEFRA, the property is not within an area affected by road noise. Anticipated noise levels from road noise are less than 55dB (quiet).

The property is not within an area affected by rail noise. Anticipated noise levels from rail noise are less than 55dB (quiet).

The current vendor reported occasional noise from the local park opposite, but it is not too disruptive.



Geological & Soil Conditions



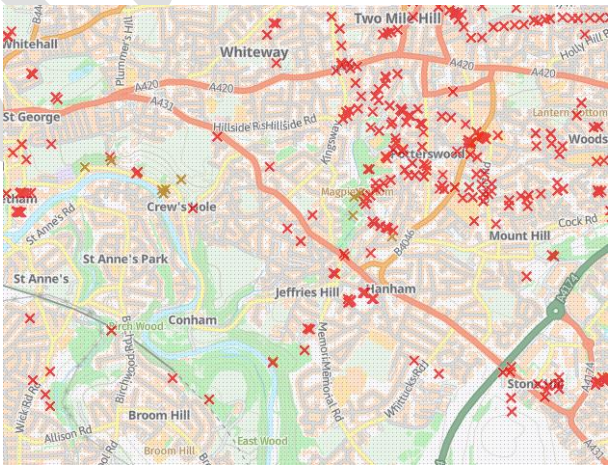
British Geological Survey records show that local soil types are mainly loam soils (normal soil) but with some deposits of clay soils. Clay soils can be affected by water content in the ground and can shrink and swell during periods of wet and dry weather, with the potential to cause building movement. Large trees and trees of particular species can have a major impact on this. There are no large trees within 20m of the property, so this is not expected to pose a concern for this property.

Landfill

According to data provided by DEFRA, there are historic or current landfill sites within 1km of the property. Locations of these are shown in red hatch on the plan provided.

None of the sites are expected to be within a zone which would have any effect on this property.

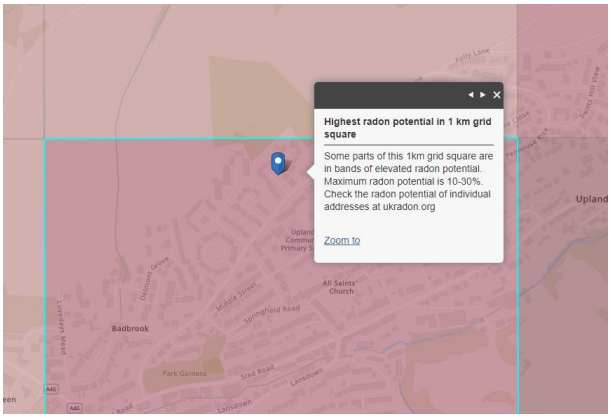
Mining



Past mining activity can cause ground instability in some areas, which is a risk to building stability. This property is located in a known mining area, but there are no records of mine shafts near to the property. However, you may wish to carry out detailed mining searches through your solicitor.

I have seen no evidence of any mining related subsidence to this property or nearby properties.

Radon

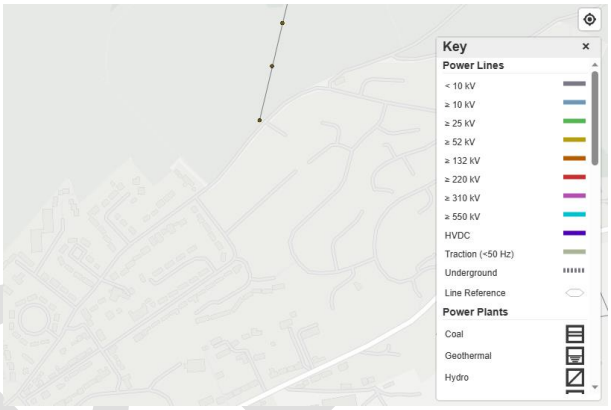


Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. Public Health England (PHE) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq m3). This level is termed the Action Level. Public Health England defines

radon Affected Areas as those with 1% chance or more of a house having a radon concentration at or above the Action Level of 200 Bq m-3. **This property is located in an area where there is a 10-30% chance of the radon concentration being above the Action Level**. With this in mind, I recommend carrying out radon testing at the property. For further information, please visit www.ukradon.org.

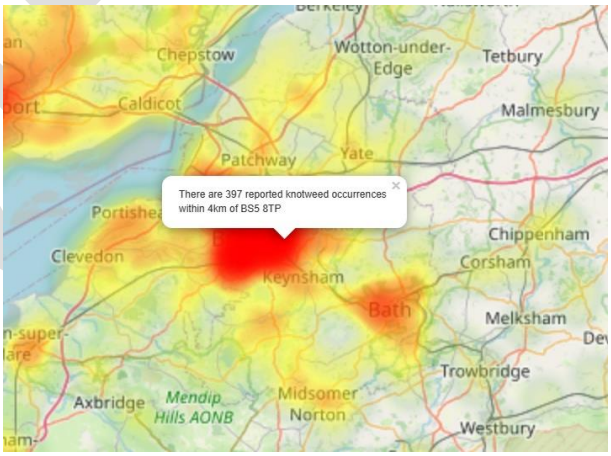
Electromagnetic Fields

The property is not located under or near high voltage overhead cables or radio / mobile phone transceivers. The risk from this equipment is generally negligible unless the property is located directly underneath high voltage cables or a high-powered radio antenna. However, for further information, please visit [Electromagnetic fields - GOV.UK (www.gov.uk)]



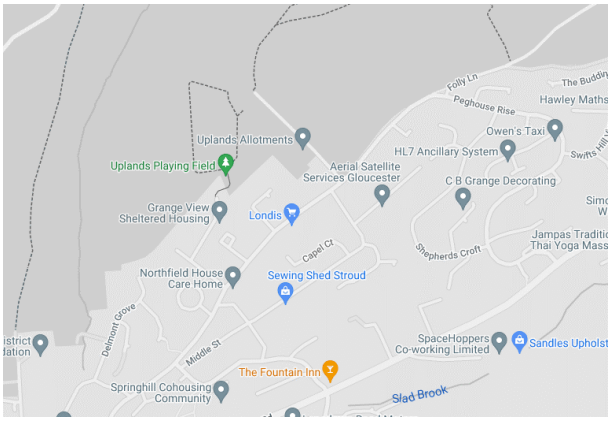
Invasive Species

Japanese Knotweed is an invasive weed which can cause damage to buildings and can make a building difficult to mortgage or sell. According to the Environet Japanese Knotweed Heatmap, there are 397 reported occurrences of Japanese Knotweed within 4km of the property, which is a high occurrence rate. I did not note any signs of this or any other invasive weed species during my inspection.



Air Quality

The property is not located within or near any Air Quality Management Areas, indicating that local air quality is deemed to be acceptable.



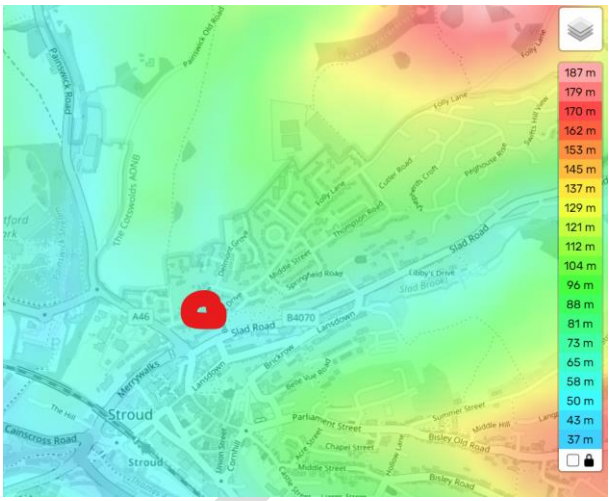
Exposure

The right-side elevation of the property faces approximately south. This elevation will therefore receive most of the sunlight falling on the building. Rooms on this side will heat up more quickly in the summer and may require extra ventilation / cooling. The walls on this elevation may also be more prone to cracking due to thermal expansion.

The front elevation of the property faces approximately west. This elevation will therefore be more prone to driving rain, and therefore to frost damage if materials become saturated.

The property is not situated in an especially exposed location. Therefore, no accelerated decay of building elements is expected as a result of driving rain, wind damage etc.

The property is not situated in a coastal location. Therefore, it is not likely to suffer from accelerated decay of masonry, steel, timber etc as a result of airborne salts.



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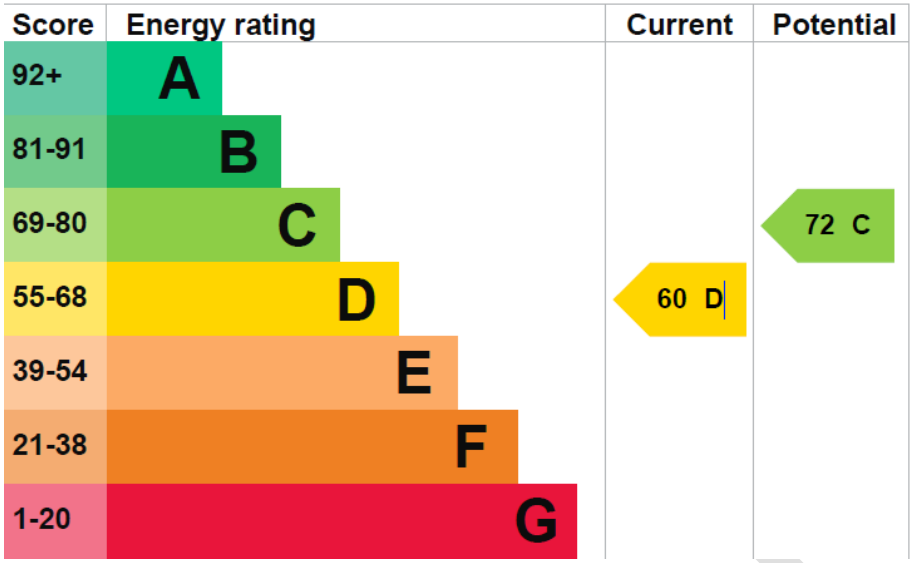
ENERGY PERFORMANCE

We have not prepared the Energy Performance Certificate (EPC). However, 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.

ENERGY EFFICIENCY RATING

The energy efficiency rating as given in the EPC certificate for the property is as follows:



This EPC rating has been produced based on the following observations made by the EPC assessor at the time of their inspection, which was carried out on 21 April 2023.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Very good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 94% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

COMMENTARY ON EPC RATING

The assumptions made in this case are accurate, so I would assume the EPC rating to be accurate also.

The recommendations provided in the EPC report, along with our commentary on their viability and appropriateness, are as follows:

- Heating controls (room thermostat): This would involve installing improved control over heating of individual areas rather than the heating control being for the property as a whole. This involves installing a wireless thermostat system in various rooms / areas, which is inexpensive and in a property of this type, would be effective at reducing energy usage. Anticipated payback period: 2-3 years.
- Condensing boiler: The existing boiler is not a condensing type, meaning that its energy efficiency is limited. Replacing with a new condensing type boiler would be an effective way of increasing the property's energy efficiency. Anticipated payback period: 7-11 years.

- Solar PV panels: This may not be possible for this property, at least on the roof as the rear (south-east) facing roof slope has a large dormer installed. However, it may be possible to install panels to the garden. The cost of solar panels can sometimes be reduced by leasing the installation area to a solar panel installation company, or by government grants, however, please seek independent legal advice prior to considering any schemes such as these.

POTENTIAL ENERGY EFFICIENCY UPGRADES

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, and discusses how they may be affected by the condition of the property as described throughout Sections D to F of this report.

Insulation

External Walls:

The property has cavity brickwork external walls, which have been filled with a polystyrene bead cavity fill insulation. Therefore, the thermal efficiency of the external walls is expected to be good. It may be possible to further increase the insulation in the external walls by replacing the render with a new insulated render. However, specialist input would be required prior to installing this to understand whether this would result in moisture condensing within the build-up of the wall and causing hidden issues – this is known as interstitial condensation and can cause structural problems as well as internal dampness.

Given the walls already have insulation, I do not believe any further upgrades are justified.

Windows:

The existing windows are double glazed UPVC units, which would have a similar thermal efficiency to modern windows of the same type. Slight improvements are made with modern windows to reduce heat transfer through the glazing spacers for example, but the existing windows have good efficiency, so I would not recommend replacement on energy efficiency grounds, until replacement is required for condition reasons.

A planning application is unlikely to be required for replacing the windows as this work is covered under General Permitted Development Rights. Any new windows should be installed by a FENSA (or similar) registered supplier/contractor to ensure they meet Building Regulations standards, and that an insurance-backed warranty can be provided.

Roofs:

Most of the roof space to the property is within rooms, so any insulation provided is at rafter level. Given the anticipated make-up of the roof, I suspect that sufficient insulation is provided to these roofs, so there is little to no opportunity to improve the thermal performance of the property via the roofs.

Floors:

The existing basement floor has been installed in the last 10 years, so insulation is expected to be included within this floor.

The ground floor is a suspended timber structure which is ventilated via air bricks. Any heat in this floor void is effectively being lost currently. The improvement of the thermal performance of the floor would involve providing rigid insulation boards wedged between the floor joists supported on battens fixed to the sides of the

joists. This is a relatively inexpensive way of insulating the timber floors, but would involve lifting all floorboards, which may risk damage.

The upgrade of the insulation to the floor would not need planning permission, but would be subject to Building Control, so would need to meet a minimum standard as set out within Building Regulations Approved Document L.

Heating

The existing heating system is a gas-fired boiler. This boiler is aged and is not a condensing type, so is likely to be inefficient by modern standards. The boiler is likely to require replacement within a couple of years on condition grounds anyway, so a replacement condensing combination boiler could be installed, which would significantly improve the energy efficiency of the heating system.

As the UK takes steps towards low and zero-carbon homes in the near future, the following options may be considered for energy efficient heating of the property:

- Air Source Heat Pump (ASHP): This involves installing an externally mounted fan unit which compresses trace amounts of heat energy in the air outside into usable energy for heating the home inside. This type of system works best in well-insulated homes with little air leakage – with this in mind, this property is likely to be a suitable candidate. This type of system also works best with low temperature heating types such as under-floor heating or large low surface temperature (LST) radiators. To be most effective they need a large surface area to release the heat. An ASHP can be expensive to install (typically around £9,000-11,000 plus the cost of under-floor heating pipework or large radiators), but its running costs are minimal. The “payback period” (how long it takes for energy savings made to pay for the installation of the system) would be circa 15-30 years, so the installation is a long-term investment, but would be a highly energy efficient way to heat the property.
- Ground Source Heat Pump (GSHP): These are similar to air source heat pumps, but instead of sourcing trace heat from the air, GSHPs source trace heat from the ground via fluid-filled pipes/coils buried in the garden. The installation would involve digging up large parts of the gardens so would be highly disruptive. Also, these typically require a lot of external space to work effectively and the installation can be expensive (typically around £10,000-£18,000 plus the cost of under-floor heating pipework or large radiators) which can push the payback period up to several decades. However, the property does come with good-sized gardens, so this may be a suitable option to consider.
- Biomass Boiler: A biomass boiler is a type of boiler which burns wood chips or other naturally grown material in pellet form to produce heat. As wood is a renewable material, this is considered to be a fairly carbon-neutral technology (as the growing of trees removes carbon from the atmosphere and the burning of the wood releases the carbon back into the atmosphere, resulting in no/little net carbon increase). However, the burning of wood, particularly in urban areas, contributes to air pollution as the smoke contains a lot of particulate matter which has negative health impacts. There may also be controls placed on wood burning in some areas enforced by the Local Authority. Biomass boilers tend to be much larger than gas or oil boilers and require a large, dry place to store the fuel pellets, which will themselves require regular deliveries. This could be either an extension to the existing property or a purpose-built boiler house within the grounds, but would need to be located somewhere a delivery truck could easily refill the pellet silo.

Lighting

Lighting throughout the property is provided mainly by pendant lights. Replacing bulbs with energy efficient light bulbs which presents a good opportunity to upgrade the property's energy efficiency, which is inexpensive and simple to achieve. If spotlights are desired, LED bulbs should be provided, which produce a better quality of light with much less power than older spotlight bulbs.

Natural lighting to the rooms in the property is generally good and there are no feasible methods of improving this in any meaningful way.

Ventilation

Individual fans use electricity so have a small carbon footprint, and also extract heated air from the property, essentially wasting the energy used to heat this air. Alternative, more energy efficient methods of providing ventilation to the property may include:

- Whole-house ventilation system, such as positive input ventilation (PIV) which takes air from outside the property and blows it in at the top floor level so that moisture, smells and stale air is 'pushed out' via gaps in the building fabric such as windows, doors, between floorboards etc. This only requires a single fan on constant trickle mode, so uses less electricity.
- Mechanical ventilation heat recovery (MVHR) system, which re-uses the heat from air extracted to help heat the property, which reduces the demand on the boiler. These can cost several thousand pounds to install and payback times can differ.

You should consult a qualified heating engineer if you wish to consider the installation of a whole house ventilation / MVHR system.

Power Generation

There is not much roof space available to the property, which restricts the installation of either solar photovoltaic or solar thermal panel installation, which could otherwise significantly reduce the property's reliance on externally provided electricity. These are best installed on south-facing roof slopes. The property's front elevation roof faces northwest, and the rear roof faces southeast, but contains a large flat roof dormer, so will not be suitable for a solar panel installation.

The cost of solar panels can sometimes be reduced by leasing your roof to a solar panel installation company, or by government grants, however, please seek independent legal advice prior to considering any schemes such as these as they can seriously affect the ability to sell the property in future.

Other

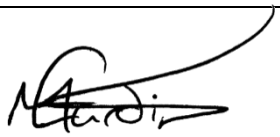
There are various grant schemes available to homeowners wishing to upgrade the energy efficiency of their homes. These include:

- Home Energy Grants - https://www.simpleenergyadvice.org.uk/grants
- The Green Deal - https://www.gov.uk/green-deal-energy-saving-measures

K

SURVEYOR'S DECLARATION

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

Signed	
Surveyor's RICS No.	7506621
Qualifications	Member of the Royal Institution of Chartered Surveyors (MRICS) Member of the Residential Property Surveyors Association (MRPSA)

For and on behalf of:

Company	Sodbury Property Consultancy Limited
Address	Registered Office: Ground Floor, Unit B Lostock Office Park, Lynstock Way, Lostock, Bolton, BL6 4SG
Phone No.	07821 179 007
Email Address	info@sodbury-property.co.uk
Website	www.sodbury-property.co.uk
Property Address	XXXX
Client's Name	XXXX
Date of Report	XXXX

DISCLAIMER

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WHAT TO DO NEXT

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. Remember, this report can be used as part of the evidence used to renegotiate on the price you are willing to pay for the property.

GETTING QUOTATIONS

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

You should also:

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

Some repairs will need contractors 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

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or if the surveyor does 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.

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

RENEGOTIATING THE SALE PRICE

Now that you've had the survey completed, you are in a better position to make a decision on whether this property is suitable for your needs, but also whether the price you have agreed to pay fits within your budget considering any works which may need to be carried out.

When you made your offer on the property, there is a high likelihood this was based on a couple of viewings and maybe some discussions with the vendor or the estate agent. It is unlikely that you will have given much consideration to the costs of remedying condition issues unless they were really obvious during your viewings, and that's completely fair. Therefore, it follows now that you've been made aware of these issues and you know how much they will cost you to fix (by getting quotations), that you may want to revisit what you are

willing to pay for the property. This is a completely normal part of the sale process, and one for which the estate agent or their solicitor should have prepared the vendor, so it shouldn't come as a surprise. However, that doesn't mean to say that re-negotiations will always be welcomed – after all, you may be asking for a discount in the order of thousands or tens of thousands of pounds.

I should mention at this point that you are not **required** to re-negotiate on the price. However, as you'll see below, it is often necessary so that funds are available to carry out the required works.

When considering whether to re-negotiate the sale price, I urge you to consider the following:

- **What is your overall budget?**

  This could be savings, mortgages, loans for refurbishment works etc.

- **How much did you originally plan to spend on the house?**

  It is likely that when making your offer, you will already have considered costs such as redecorating, carpets, kitchens & bathrooms, doing up the garden etc.

- **How much are the unexpected repairs going to cost?**

  This will be from the quotations obtained as per the above. It is important to differentiate between expected works and repairs that you had not anticipated as the cost of the latter will be key in re-negotiating.

Now take the cost of the planned and unexpected works away from your overall budget and you'll be left with the maximum amount you can afford to pay for the house. It will then be up to you whether you try to negotiate the sale price down any further than this, and this will depend on market conditions, your relationship with the vendor etc.

Typically, a re-negotiated price will be the original offer price minus the cost of any unexpected works/repairs. There will always need to be some 'give' in this, but this is generally the starting point for most buyers.

You should also consider that if you are buying mostly with a mortgage, simply lowering the sale price doesn't automatically mean that you will have the difference to spend on repairs. If you negotiate 10% off the sale price, you will simply be borrowing 10% less on the mortgage and need a 10% smaller deposit. Therefore, you will need to make sure that after you've paid the deposit, stamp duty, legal & survey fees etc, that you will actually have the cash to hand to carry out at least the most urgent repairs. If you don't, this could lead to health & safety hazards getting worse, or parts of the property continuing to deteriorate, all of which could affect the future resale value.

A final note...

Most sale price negotiations will take place via the estate agent. **It is important to note that the estate agent is working solely for the vendor (seller). It is their job to get the best possible price for their seller, and their commission will also be based on the property sale price.** Therefore, there is likely to be some resistance to presenting reduced offers to the vendor. However, you should remain aware of your own best interests and I would urge you not to settle on an agreed price which over-stretches your budget. After all, you don't want your dream new house to become a financial strain!

And finally – best of luck and we sincerely hope you enjoy your new home!

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TERMS AND CONDITIONS