

PLEASE READ THIS PAGE WITH EXTRA CARE

■ OBJECTIVE

■ CONTENT

■ ACTION

■ OVERALL OPINION

A: INTRODUCTION

Please note that this report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the report, no responsibility is accepted for the consequences. [Standard Terms of Engagement, Clause 5]

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

Objective;

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

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

Content;

The general condition and particular features of the property are covered, but the report focuses on the matters which the Surveyor judges to be urgent or significant.

Urgent matters are defects judged to be an actual or development threat either to the fabric of the building or to personal safety; it will be advisable to have these put right as soon as possible after purchase (in some cases even before). *Significant matters* are those which, typically, in negotiations over price would be reflected in the amount finally agreed.

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

ACTION;

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

OVERALL OPINION

Below are the Surveyor's conclusions, in brief, on whether or not this property is a reasonable purchase at the agreed price and in particular features, which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HomeBuyer Service.

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

Comments;

We are pleased to advise the property represents a reasonable purchase at the agreed price. Items of defect evident at the date of inspection are consistent with properties of this age and nature of construction design. We do not foresee any special difficulties arising from resale, provided proper repairs and maintenance are carried out during your occupation of the property and, that at the date of re-marketing, there are normal market conditions.

PLEASE READ THESE
 NOTES

B: THE PROPERTY & LOCATION

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

*Please note that, throughout the Report, the principal features and parts of a property are given in the left-hand margin thus:
 - often followed by a list of supplementary items, such as:*

B1
THE PROPERTY
 ★ **Type and Age**

B1
THE PROPERTY

■ **TYPE AND AGE**

The property comprises a three storey detached house originally built in the 17th Century although with subsequent large Victorian extension.

■ **CONSTRUCTION**

Stone walls beneath a clay tiled roof.

■ **ACCOMMODATION**

Ground Floor:

Porch, hall, access to cellar, cloakroom with wc, drawing room, sitting room, dining room, breakfast kitchen, rear conservatory/porch with utility and wc off.

First Floor:

Landing, bedroom one with en-suite dressing room and en-suite bathroom with wc, second bedroom with en-suite shower room, three further bedrooms to first floor, main bathroom and separate wc, staircase to second floor.

Second Floor:

Three further rooms.

■ **GARAGE AND
 GROUNDS**

Stone coach house with parking and good sized gardens.

B2
THE LOCATION

The property is situated in the centre of (location) amongst mixed type and age dwellings. Adequate amenities are available in the locality.

B3
**CIRCUMSTANCES OF
 THE INSPECTION**

We have not inspected any parts of the property which were covered, unexposed or inaccessible and cannot therefore guarantee those parts to be free from defect. No services were tested. Our external inspection was carried out from a ground level position. The weather at the date of inspection was overcast and dry. The property was furnished and occupied with floor coverings in place.

PLEASE READ THESE
 NOTES

C1
MOVEMENT

C: THE BUILDING

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

The property has suffered from substantial previous structural movement. We understand that underpinning works were undertaken approximately 15 years ago primarily beneath the front elevation and this was carried out under the supervision of a structural engineer. There are clear signs of movement externally to this elevation and also to the right side wall where several pattress plates were noted where lateral restraint has been introduced to prevent further movement. There were no signs of any recent or ongoing movement and no further investigation is required.

C2
TIMBER DEFECTS

We understand timber treatment works were carried out in 1985. If there is a valid guarantee this should be kept for safe keeping. Infestation is by both common furniture beetle and we believe, death watch beetle. No active infestation was noted.

Timber defects and wood boring beetle infestation may of course exist in hidden areas. If any indications of active infestation are found we would advise you contact us so that we can recommend the appropriate course of action.

C3
DAMPNESS

Damp Proof Course

There is no discernible damp proof course to the original property. There is a part blue brick damp proof course to the rear Victorian extension. We note that the sub-floor vents to the extension have all been blocked, presumably to prevent drafts. This is, however, extremely inadvisable as it restricts essential airflow which is required to minimise potential for rot to sub-floor timbers. Therefore all sub-floor vents should be cleared out with immediate effect.

Rising & Penetrating

There is rising dampness to the front sitting room where the floor level is lower than the walls adjacent. This is not unusual. Localised attention is advisable when next redecorating to carry out relevant repairs, though no essential attention is considered necessary at this time.

There is some penetrating dampness on the top floor level through the right and left-hand gable ends, partly possibly wind assisted rain penetration by the sides of frames where timbers have deteriorated. It should be ensured the frames are properly sealed to minimise potential for water penetration. Bearing in mind the age of the property this is not a significant issue at this time.

C4
**CONDENSATION &
 INSULATION**

Condensation

No significant condensation issues were noted. The installation of mechanical extractor vents in advised in kitchen and bathroom areas.

Insulation

Insulation to roof voids is to a depth of around 6” being substantially less than the current recommended thickness of 10”. Upgrading is advised.

If insulation is upgraded this should be laid between and not over ceiling joists. Electrical wiring should always be placed on the top of insulating material in order to help prevent the wiring from overheating. It should also be ensured that insulation is not stuffed into eaves areas so as to restrict ventilation.

PLEASE READ THESE
 NOTES

C5
THE EXTERIOR

■ **ROOF STRUCTURE
 AND COVERING**

C: THE BUILDING (*continued*)

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

The roof is of pitched Staffordshire blue clay tiles, though this varies somewhat in terms of condition and age with the front part having been re-covered as seen from (road). The tiles here are in reasonable order though there is a slightly lifted lead flashing detailing abutting the parapet to the left which requires re-dressing. We note one or two slipped tiles which will benefit from replacing as part of periodic maintenance work. Large velux type windows have been installed approximately 20 years ago.

To the left elevation (facing the garden) the roof is in fair repair, though we note several that are chipped and slipped. General maintenance is now required to carry out an overhaul to put this roof into good order. This will need to be ongoing. The lead lined valley appears clear. There is a snowboard at the base of this which we suspect will be suffering from wet rot. The single storey projection also has a clay tiled roof which appears satisfactory.

To the right elevation the rear projecting section has a somewhat older roof with tiles being more worn and again one or two that have slipped and require replacing. The roof on the larger Victorian section appears satisfactory where visible. You should, however, note that there is a hidden valley gutter between the two rear projections and this hides a substantial portion of the rear roof. We assume, however, that this will require some minor maintenance work. The hidden valley gutter detailing is an area which will be particularly prone to blockages usually from leaves etc. This can cause overflow of moisture into the roof void which is a common problem with this type of roofing configuration. You should therefore budget for the valley gutter to be cleared out on a regular basis.

We note some damaged tiles to the storm porch and these too require replacing.

As an overview, some roof maintenance is now required.

■ **CHIMNEYS**

To the front elevation there are brick built chimney stacks to either gable end. Brickwork to both is weathered which is to be expected. There are a mixture of pots and flue terminals. Lead flashing detailing appears sound. We note some mortar joint cracking on the left stack. We note on the side elevation wall there is some staining down the flue line and this usually occurs to stonework as a result of by products of combustion causing sulphates in stones to rise to the surface. If this flue is to be re-used (currently it doesn't appear to be) then it should be lined as appropriate.

Also to this left elevation there is a large substantial stone stack at the apex of the roof having vented pots at the top. Stonework is generally weathered as one should expect, with some minor surface spalling which may continue to deteriorate. Lead flashing detailing appears sound.

To the right elevation there is a stone stack to the end of the projection with two capped pots at the top. Stonework has been pointed up and appears in fair condition.

**■ RAINWATER
FITTINGS**

Rainwater goods are a mixture of plastic and cast iron. The cast iron rainwater goods are inevitably suffering from some corrosion around the jointwork and will require a fairly high degree of maintenance in order to keep them in good and watertight order. It should be ensured that plant growth, particularly visible to the right elevation, is kept clear of guttering as this can cause blockages which may result in overflow. All gutters should be cleared out on a regular basis. No signs of leakage were noted during our inspection.

■ MAIN WALLS

The walls are mostly of cut and dressed stone blockwork and to most areas generally in good repair. At front elevation substantial repointing has been undertaken and a significant number of stone blocks appear to have been replaced. There is some general surface weathering as one should expect though no major defects here were noted. The owners informed us that this wall has previously been underpinned as it originally had no foundations. This work was undertaken back in 1992.

The single storey projection to the left corner is in random course stonework and we note the wall projects out further than the roof directly above. It is important that the guttering run here be kept clear because if overflow occurs onto the top of the wall this may allow some penetrating dampness. We did note on the front elevation that very hard proud mortar jointing has been used during pointing up works. This is inadvisable as it means that the stonework rather than the mortar will take the brunt of any weathering.

To the left elevation the walls again are in cut and dress stone blocks. Inevitably there is some surface weathering and some cement fill has been applied to damaged stone surfaces, particularly noted over the conservatory roof. Areas of minor lichen growth were noted and there is some surface spalling to stonework which is likely to continue to deteriorate and badly damaged stone blocks will eventually require chopping out and replacing.

To the end of the Victorian projection walls have again been re-pointed using a proud and hard mortar mix which is inadvisable. This wall is in much the same condition as walls elsewhere i.e., with some areas of spalling which is quite advanced in places and badly spalled blocks will eventually require chopping out and replacing. Again there is some quite heavy lichen growth noted.

The right elevation wall has bulged considerably having suffered from some substantial structural movement. We note there are a total of seven pattress plates on the gable end to the older part of the property providing lateral restraint to prevent further movement to this wall. Much of the wall has been re-pointed and again there are numerous replacement stone blocks. There is no cracking to indicate any ongoing movement is occurring. Again there are some signs of spalling etc and in particular we note bulging of stonework at first floor level over the sitting room window.

**EXTERNAL
JOINERY AND
DECORATION****External Joinery**

All timber single glazed windows remain to the property. These are generally serviceable bearing in mind their age, though inevitably will require some ongoing maintenance. Isolated areas of decay, deterioration and wet rot were noted which is entirely to be expected. It is important that joinery be subject to a programme of ongoing maintenance to cut out and replace rotten sections of timber and you will need to budget for this accordingly. Both the dormers at front and left elevation are suffering from wet rot and timbers need replacing.

At the front elevation the small windows at upper level on the gable ends appear to be rotten right through and these will now most likely require replacement.

The Victorian sashes are mostly in serviceable order for their age, though as with timbers elsewhere will still require ongoing maintenance. We note some re-puttying is required around glass panes to the right elevation. Wet rot was evident to the rear sitting room windows. Some decay was also noted to the modern porch timbers.

External Decoration

We advise that external timbers be decorated on a regular basis as part of a maintenance programme in order to minimise potential for future deterioration and decay.

OTHER

N/A

PLEASE READ THESE
 NOTES

C6
THE INTERIOR

■ **ROOFSPACE**

C: THE BUILDING (*continued*)

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

[It should be noted that the inspection of the roof space is confined to details of design and basic construction. Individual timbers have not been examined for defects although where defects have been observed as part of the general examination, such defects are noted in this report.]

There is a hatch giving access to the roof void at upper floor level revealing an underfelted structure to the original front part of the property. There is old woodworm beetle infestation which is quite heavy in some areas.

There are two further eaves access hatches to the top floor staircase giving access to areas beneath the roof which is covered in Staffordshire blue clay tiles. These are not underfelted though no signs of moisture penetration were noted. Battens and tiles all appear satisfactory. Again there is some old woodboring beetle infestation.

■ **CEILINGS**

Ceilings are mostly plastered and papered. There are some beams present in the older part of the property. Numerous plaster cracks were found which is not unusual in dwellings of this type and age. Some plastering is felt to be a later addition covering up beam work beneath. Ceiling heights have been altered on the top floor where the front section has been re-roofed. Areas of particular plaster cracking were noted to the attic.

■ **FLOORS**

[Only the surface of floors which are not covered have been inspected but accessible corners of any covering were lifted where possible to identify the nature of the surface beneath.]

Ground floors are a mixture of solid and suspended timber. Many of the solid floors have been covered, though where carpet coverings were peeled back are finished in oak flooring. There is some slight deflection in the large rear sitting room to the timber floor, though no high moisture readings were found. There is a fairly dated ceramic tile floor to the kitchen.

The nature of upper floors to the original is mixed, being both suspended timber in one room and we believe lime ash plaster to the other. This is not unusual though plaster floors are notoriously uneven and can suffer surface cracking. To the large Victorian extension and other upper parts of the property suspended timber flooring has been provided finished in traditional boards. No major defects to floor surfaces were found.

■ **INTERNAL WALLS
 AND PARTITIONS**

Walls are solid being plastered and papered in most areas. Some timber panelling has been provided. Alterations have been undertaken at first floor level to turn one of the bedrooms into the en-suite dressing room. Areas of hollow plaster were noted which is not unusual. When paper coverings are removed plaster can become dislodged necessitating further repair.

■ **FIREPLACES ETC.**

[It is not possible to indicate the condition of flues or the presence of flue liners. No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation.]

To the rear sitting room is a real flame gas fire. To the front sitting room is a large inglenook containing a wood-burning stove. The fireplace to the dining room has been boarded over and there is an Aga connected to the old flue in the kitchen.

Please note that any solid fuel burning flues will require sweeping though annually in order to remove accumulated soot deposits.

Gas appliances should be serviced annually to keep them in good repair and ensure they are operating safely and efficiently. This is in line with current recommendations and appropriate test should be obtained from a CORGI registered heating engineer accordingly, this test should be carried out prior to exchange of contracts if there is no current valid test certificate.

Unused flues should ideally be capped and vented both internally and externally providing that other flues still in use in the same stack are lined as appropriate. We would recommend you obtain further advice regarding this from an appropriately qualified heating engineer.

■ **INTERNAL JOINERY AND DECORATION**

Internal Joinery

Internal joinery is serviceable though really quite dated and one would expect to find a higher quality range of fitted kitchen units and wardrobes etc in a property of this type. Consequently we strongly recommend full upgrading. The dormer windows at top floor level are in very poor condition being rotten right through and you should also budget for these to be repaired/replaced as necessary.

Internal Decoration

The decorative condition of the property is again dated though neat and tidy. Once more there is potential for upgrading. We assume you would wish to redecorate to your own personal taste and therefore will not comment further.

You should note that there have been instances where wood boring beetle infestation has transferred from older items of furniture to timbers within a property, and you should therefore take care to ensure that items of furniture are free from infestation, prior to installation.

■ **OTHER**

There is a basement having a stone vaulted ceiling which is generally in good repair.

Sanitary ware noted to all areas is dated and upgrading is strongly advised.

PLEASE READ THESE
 NOTES

D1
THE SERVICES

■ **ELECTRICITY**

D: THE SERVICES & SITE

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

Mains electricity is connected to the property. There is a meter and an old range of fuses together with 5mm earth cabling in the cellar. This indicates the system is quite dated in places and upgrading is now needed to comply with current IEE Regulations and improve safety. Consequently we strongly advise a test be obtained on the system so you can budget for the necessary repairs prior to exchange of contracts.

Please note that as of January 2005 the law regarding domestic electrical installations has changed. Any works other than minor works such as changing a light fitting must be undertaken by a "competent person", in other words a suitably qualified electrical contractor.

ACTION

An electrical test should be obtained prior to exchange of contracts.

■ **GAS**

Mains gas is connected. The meter is situated in the cellar. No visible defects of gas pipework where evident.

■ **WATER**

Mains water is connected. The meter is situated externally. There is a jacket insulated hot water cylinder with electric immersion heater which appears satisfactory. Plumbing pipes to the roof void are un-insulated in places and suitable lagging should be provided.

We would advise that the cold water stop tap be checked to ensure that this is working properly in order that the water supply can be shut off in the event of an emergency.

The hot water cylinder appears in satisfactory order though cylinders will have a limited life expectancy and sudden and unexpected failure can occur.

■ **HEATING**

Central heating is via a Beeston Berkely freestanding gas boiler in the utility. This is an older style unit firing a wet heating system using panelled radiators, all of which appear in satisfactory order. The central heating header tank is located in the attic eaves with the cold water tanks standing adjacent.

As with individual fires we would advise that the heating system be tested annually by an appropriately qualified heating engineer to ensure ongoing safety and efficiency. This is in line with current recommendations. A test should therefore be obtained prior to exchange of contracts unless there is a current valid test certificate available.

■ **OTHER**

N/A

D2 DRAINAGE

[Inspection covers within the boundaries have been lifted where visible and possible, except in the cases of flats and maisonettes. This is to facilitate a visual inspection. The drains have not been tested and it is not possible to comment on hidden areas. Where the drainage systems have not been traced, it is assumed that the drains are connected to the main sewer, or an alternative and acceptable means of disposal.]

Mains drainage is connected. There is a plastic soil and vent pipe to the left elevation. We note there is a drainage cover inset with block pavers and this therefore could not be moved. There is a lightweight aluminium cover to the right elevation which was lifted revealing that there is a water meter situated at this point.

Please note that only drains visible within inspection chamber covers could be seen, although where there are indications of defects which may exist elsewhere these are drawn to your attention.

D3 THE SITE

■ GARAGE AND OUTBUILDINGS

[Comment is restricted to important defects likely to have a material affect on value. Inspection of leisure facilities, etc is excluded]

There is a timber conservatory having a glass glazed roof. We note that one of the glass panes is broken. This is not safety glass and therefore can represent something of a hazard. We would strongly recommend replacement of the glass roof with one of safety glass or more ideally polycarbonate sheeting. The conservatory is a little basic. The windows themselves are not double glazed and this will therefore be subject to heat loss. The timbers are suffering from some decay. Realistically this is most useful as a porch. It should be ensured the snowboard on the roof edge above is in sound order.

In the garden there is a dilapidated timber shed, an aluminium framed glass greenhouse and a summer house. The latter is of timber construction having a flat roof. Flat roofing inevitably has a limited life expectancy and can fail suddenly without warning. UPVC double glazed windows and PVC fascias have been installed.

There is a two storey stone barn with pitched Staffordshire blue clay tiled roof. This is suffering from substantial deflection and there are a number of damaged tiles which need replacing. The walls are suffering from extensive spalling to stonework, particularly facing the road. Many of the windows are broken and joinery is rotten. There are several gaps to the roof where leakage is occurring. Generally this structure is now fairly dilapidated and in need of overhaul. There are signs of structural movement to the rear right corner which could be ongoing. As it is only an outbuilding no essential attention is required, though if its use is to change or further substantial deterioration occurs then investigation and repair by a structural engineer may be warranted. There is also woodboring beetle infestation noted which is quite widespread to many of the timbers. A precautionary spray treatment would be advisable. We note that there is what appears to be Death-watch beetle as well as common furniture beetle in situ. There is, we believe, potential for some redevelopment of the outbuilding to provide ancillary or possibly separate accommodation.

**■ GROUNDS AND
BOUNDARIES**

[Only significant visible defects in boundary fences, walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent.]

The property is approached via a tarmacadam driveway providing parking and turning area and there are stone built retaining walls by the driveway and around the site both on (road) and (street). All were inspected and found to be in fair repair. It is, however, essential that retaining walls be well maintained as where any rebuilding work is required this will prove to be very expensive.

The property is surrounded by a mixture of stone pathways, flower beds and lawned garden areas. The wall to the left of the pedestrian gateway fronting onto (road) is starting to deteriorate. There are signs of bulging and movement and many of the individual stone blocks are now badly spalled. This wall will require a higher degree of maintenance than the rest to keep it in good order.

There are several mature trees on site. There is potential for root action damage, particularly to the outbuilding and this may in part be the reason for the movement to the rear corner.

PLEASE READ THESE
 NOTES

E: LEGAL & OTHER MATTERS

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

ACTION

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

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

**E1
 TENURE**

We are informed that the property is Freehold. Your Legal Adviser should verify.

No tenancies are apparent. We understand the property is to be sold with the benefit of vacant possession.

**E2
 REGULATIONS etc**

None as far as we are aware.

**E3
 GUARANTEES etc**

We understand the property has been partially re-roofed in 1985 and that timber treatment works were undertaken around the same time. There should be a valid guarantee at least for the timber treatment works. If there is any paperwork or guarantees also for the underpinning works, these should be passed to yourself for safekeeping.

**E4
 OTHER MATTERS**

Radon

You may have heard about this naturally occurring radioactive gas which has no taste, smell or colour, and the following notes are provided to give you a little more information:-

The National Radiological Protection Board has identified the area in which the property is situated as one in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended.

It is not possible in the course of inspection / survey to determine whether Radon Gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of Radon in a building. In Radon affected areas, free test instruments and results are available by post from the National Radiological Protection Board and other approved laboratories. The minimum testing period is three months. The National Radiological Protection Board strongly advises against using shorter term testing instruments as they can give misleading results. If tests have not been carried out, they are recommended. Where Radon is discovered, it has been the experience of the National Radiological Protection Board that it is not expensive, in proportion to the value of the property, to effect the recommended remedial measures. For further information you should write to NRPB, Chilton, Didcot, Oxon, OX11 0RO.

Party Wall Act 1996

We would refer you to the provisions of the Party Wall Act 1996. The Act defines a party wall as one which stands on the land of two Owners or one which encloses buildings of different Owners eg: a dividing wall between adjacent terraces or semi detached houses and fire check walls within the roof void. Where you intend to undertake any works to such a wall, even just your own part, you must first serve Notice upon the other Owner not less than two months before the work is proposed to be commenced specifying the name and address of the Owner of the building, details of the proposed work and the date it is intended to start. There are further complicated elements of the Act, and the party upon whom the Notice has been served may withhold consent and also has the right of appeal. In this event a dispute will arise which can be resolved by appointing an independent Chartered Surveyor to settle the matter. Should you require further information relating to this, we would recommend that you contact your Legal Advisers.

Asbestos

Please be aware this is a material which is often used in construction up until recent legislative changes. It can be found in many different forms including as pipe insulation, water tanks, bargeboards, tiling as flue pipes.

If in the future you undertake any building work which requires alterations, works to or removal of asbestos this should under no circumstances be undertaken by yourself as this material can be a substantial hazard to health if damaged, broken or drilled. If such work is required then asbestos should be removed by a licensed asbestos contractor in line with statutory regulations which can change from time to time. If asbestos is found but does not need to be removed quite often the cheapest alternative is to encapsulate it and leave it in situ.

PLEASE READ THESE
 NOTES

F: SUMMARY

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

ACTION

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

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

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

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

F1 ACTION

■ URGENT MATTERS

None.

■ FURTHER INVESTIGATION

D1 – Electrical and Central Heating Systems.

F2 MAINTENANCE CONSIDERATIONS

As with any older property there will be the need for some routine maintenance and in particular we would draw your attention to the fact that the roof requires some minor repairs at this time and this will prove to be ongoing.

External joinery requires some attention where suffering decay and deterioration.

Internally there is potential for substantial improvement in terms of the joinery and cosmetic appearance of the property.

Movement to the barn may require future attention.

F3 OTHER CONSIDERATIONS

This is an opportunity to purchase a large though slightly dated property in a well regarded location. There is potential for further enhancement both to the main house and there is also potential development value to the detached barn which in theory could be developed as a separate residential dwelling in its own right.

**PLEASE READ THESE
NOTES**

**G1
MARKET VALUE**

**G2
INSURANCE COVER
[Reinstatement Cost]**

G: VALUATION

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

£800,000 (eight hundred thousand pounds).

[This reinstatement figure must not be confused with the valuation at G1]

£626,000 (six hundred and twenty six thousand pounds).

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

SIGNATURE: _____

SURVEYOR'S NAME AND

PROFESSIONAL QUALIFICATIONS: **Mark Richardson BSc MRICS**

NAME AND ADDRESS OF

SURVEYOR'S ORGANISATION: **Boxall Brown & Jones
Joseph Wright House, 34 Irongate, Derby.**

AGREED ADDITION (IF ANY) TO THE DESCRIPTION OF THE SERVICE **Not applicable**

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

concerning the materials, construction, services, fixtures and fittings, etc that:

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

• **concerning legal matters, that:**

- The property is sold "with vacant possession" (ie: only you will be entitled to occupy it when it is sold);
- No laws are broken by the condition of the property or by its present or intended use;
- The property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the
- usual legal enquiries; and all necessary Planning Permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- The property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the property have been "adopted" (ie: are under Local Authority, not private, control).