



LEVEL 3

# Your survey report

**Property address**

100 Ashfield Road, Hale,  
Altrincham, WA15 9QJ

**Client's name**

Mrs Sample

**Consultation Date**

6th April 2022

**Inspection Date**

1st March 2023

**Surveyor's RICS number**

1109966

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# A

## About the inspection and report

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

# A

## About the survey

### As agreed, this report will contain the following:

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

## About the report

### We aim to give you professional advice to:

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

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

## About the inspection

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

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 6th April 2022 for a full list of exclusions.

## A

## About the inspection

**Surveyor's name**

Neil Heyes MRICS, VRS, BSc (Hons)

**Surveyor's RICS number**

1109966

**Company name**

Dunham Hale Chartered Surveyors

**Date of the inspection**

1st March 2023

**Report reference number**

2300000

**Related party disclosure**

This Home Survey Standard Level 3 Report (formally Building Survey Report) has been prepared per the Description of Service at the back of this report. This service and these written findings constitute a general Building Survey on the property and not a "Schedule of Condition", which would list every cosmetic or minor defect. It is a report intended to give a general opinion regarding the property's condition on more serious matters and enable you to plan for future maintenance.

Most clients find it helpful first to read Section C - Overall Opinion & Condition Ratings to gain a 'general overview' of the most significant matters. It is, however, essential that the whole report is read and considered in detail.

Before entering a legal commitment to purchase (or taking equivalent binding action), you should arrange to have any further recommended investigations undertaken and act upon those findings by obtaining concluding reports, costings, and further information. Taking these steps is crucial to ensure that you are fully aware of all the financial implications of purchasing.

Following any third-party specialists' investigations, or where we have otherwise made a recommendation within this report, you should obtain estimates for any works, repairs or alternations. Considering such further information will ensure you are fully aware of the financial commitment you will be entering into when purchasing the property.

We have not made formal enquiries with the Statutory Authorities nor made investigations to verify information about the tenure and existence of any rights of way, covenants or easements. Where past works have been carried out, the surveyor cannot warrant that they have been completed in compliance with all requirements. These requirements include manufacturers' recommendations', British/European Standards and Codes of Practice, Agreement Certificates and statutory legislation, such as Building Regulations and the Town & Country Planning Act.

We can't comment on any future extensions or alterations you are planning to undertake to the property as part of this report. This report is intended to provide you with an opinion on the property's current

condition, which can inform your purchasing decision. It is not intended as a schedule of works or works specifications. If you have intentions to extend, alter or rebuild the property, we advise you to seek advice from an architect and structural engineer. The planning laws, codes and Building Regulations are complex and differ for every property location and local authority. Local architects will have the expertise and knowledge of the local planning laws to advise in greater detail than we can.

We have no information relating to the history of this property. To the best of our knowledge, we have had no involvement with the subject property owner, neither with this nor any other matter and consider that, as far as we are aware, no conflict of interest arises, as defined in the RICS Rules of Conduct. We, therefore, consider that the named surveyor undertaking this survey and report can act independently. If you know of any conflict of interest with ourselves or the named surveyor in this report, we strongly advise you to inform us as soon as possible.

This report is for our client's private and confidential use, to whom it is addressed. No permission or authorisation is granted for it to be reproduced in whole or part, nor for it to be relied upon by any third party, for any use, without the express written authority of the author Dunham Hale Chartered Surveyors. We refer you to our Terms and Conditions, which we provided before our instruction.

**Full address and postcode of the property**

100 Ashfield Road, Hale, Altrincham, WA15 9QJ

**Weather conditions when the inspection took place**

During the inspection, it was overcast with low light, still (not windy) and wet and was still raining, which followed a period of cold, wet weather.

**Status of the property when the inspection took place**

During the inspection the property was unoccupied (vacant), unfurnished. Some of the floors have floor coverings fitted, none could be lifted.

These limitations restricted a complete and detailed inspection of some areas and elements of the property. We cannot comment or accept liability for areas/defects concealed.

# B

## Overall opinion

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

### **Important note**

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



## Condition ratings

### Overall opinion of property

We can report that the property has some Condition Rating 2 and 3 defects, some other outstanding maintenance issues and requires some repairs. These issues will need to be rectified, requiring you to undertake some more significant works of repair, maintenance and upgrades. We recommend that the property be repaired correctly, with correct documentation from specialists and contractors being obtained upon completion of works, as future buyers may request to see such documentation. In summary, however, based on our findings, we find that the property is a reasonable prospect for purchase, assuming you are prepared to accept some inconvenience and the expense of carrying out some work.

If the repair works are undertaken well, and the property is appropriately marketed, we cannot foresee any particular difficulties arising on resale in normal market conditions. We would point out that in the interim, before and whilst works are being undertaken, the property will have a more limited market and be more difficult to re-sell.

This section is only a summary and does not reiterate all issues raised in the report. You must consider this report in its entirety before proceeding with the purchase. If you require clarification of any points or further advice, please do not hesitate to contact the writer. It is your responsibility to action all those points the report raises, and in not doing so, you accept the risks in purchasing the property.

You will notice that we have applied Condition Rating 2 or 3 designations to the services. Whilst we make general comments on services (to the extent these can be visually observed or are otherwise apparent), we mark these in this fashion for various reasons. These reasons include that some elements are concealed (for example, being underground or otherwise being built-in). The testing of services falls outside the scope of this type of survey and our skillset/qualifications. It is also impossible to identify most services' condition, safety, and likely lifespan by a visual-only inspection without specific testing by a suitably certified specialist. As any defective services may pose a risk to life and safety and can also be costly to remedy, it is always recommended that you have each of these tested by the appropriate specialist before committing to purchase.

The property was constructed approximately 100 years ago, and some elements will not comply with current regulations or legislation, which should be considered when reading this report. Some of the repair items and maintenance referred to within the main body of this report are those typically found in properties of this type, age and design, whilst some are not and require immediate action. Nevertheless, ongoing, prudent repairs and maintenance should not be ignored or deferred since, if left unattended, more severe problems could develop and may affect other connecting elements.

#### Further investigations:

The "Summary of repairs and cost guidance" table below is only for guidance, and we strongly recommend you undertake your due diligence in obtaining written quotations before entering a commitment to purchase. Where further investigations are advised, the cost guidance below does not provide a cost for these since it is impossible to know whether works will be required and their extent and severity until further investigations conclude. You should, therefore, also allow for later costs and add them to our cost estimates.

For the reasons above, our strong recommendation is that you arrange and conclude all further investigations and written quotations and take the appropriate actions before entering any legally binding agreement (such as signing any purchase contract) to know the full facts and the costs. Having the

conclusions of such further investigations will help you build full knowledge of your immediate and longer-term financial liabilities should you proceed to purchase the property. It may also allow you the opportunity to renegotiate and amend any offer you have already submitted to the vendors should that be appropriate. We would stress that this report may prove a valuable tool in renegotiating the purchase price, and you will lose any chance to renegotiate to take these costs into account once a binding agreement has been made.

**Legal checks need undertaking:**

Notwithstanding the preceding paragraph, several matters are listed that require your immediate attention before you commit to purchase the property or enter a legal commitment to purchase. These relate to some further investigations, either on-site or through your solicitors, the outcome of which may help you decide on your purchase decision or aid you in some renegotiation. With those matters, however, your course of action will depend upon the results of the further investigations.

# B

## Condition ratings

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



### Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
1	Electrical Condition Report	NO
2	Gas Safe and Boiler Condition	NO
3	Building Regulations Certification for the Loft Conversion	NO
4	Planning Consents for the Loft Conversion	NO
5	Damp Proof Certificates (if applicable)	NO



### Elements that require urgent attention

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

Element no.	Element name
D1	Chimney stacks
E3	Walls and partitions
E5	Fireplaces, chimney breasts and flues
F1	Electricity
F2	Gas/oil
F4	Heating



### Elements that require attention but are not serious or urgent

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

Element no.	Element name
D2	Roof coverings

Element no.	Element name
E2	Ceilings
E7	Woodwork (for example, staircase joinery)



### Elements with no current issues

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

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E8	Bathroom fittings
F3	Water
F6	Drainage



### Elements not inspected

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

Element no.	Element name
D8	Other joinery and finishes
E1	Roof structure

### Summary of repairs and cost guidance

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

Repairs	Cost guidance (optional)
Repairs to Chimney or Roof Flashing	£ 1,000

**Further Investigations**

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

Obtain a Property Care Association member's damp and timber report regarding the dampness to walls and affected nearby timbers at the property.

# C

## About the property

**This section includes:**

- About the property
- Energy efficiency
- Location and facilities

# C

## About the property

### Type of property

The property is a three-bedroom, four-storey, mid-terrace house, the front of which faces east.

### Approximate year the property was built

We do not know the exact date of construction, but our approximate estimate of this is the 1890's.

### Approximate year the property was extended

A loft conversion has been added to the property, the age of which is we were unable to accurately, independently ascertain. The vendor told me this was built in the last ten years. Your legal adviser should confirm this information.

### Approximate year the property was converted

To the best of my knowledge, the property has not been converted from a different use or significantly different layout.

### Information relevant to flats and maisonettes

The property is not a flat or maisonette.

### Construction

The exterior walls are built of brickwork in solid construction with no cavities. This type of construction has lower thermal insulation values (U-values) than modern cavity and alternative, insulated forms of wall construction.

### Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Ground	2				1			
First		2	1					
Second		1	1					

### Means of escape

The means of escape from the property appear to be adequate. The route from the upper floors are unrestricted to the external doors and outside space, and the property has escape windows to the upper floors.

## C

## Energy efficiency

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

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

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

### Energy efficiency rating

E46 (2026)

### Issues relating to the energy efficiency rating

Please note that testing and recommendations related to energy efficiency fall outside of the scope of this survey. However, in a property of this size, age and nature of construction, we expect it would be possible for you to improve thermal and energy efficiency through several changes and improvements. It would be worthwhile to commission an Energy Audit that will consider such matters as insulation, materials efficiency, air-tightness, energy consumption, the efficiency of fittings, utility, and other systems.

### Mains services

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

Gas     Electric     Water     Drainage

### Central heating

Gas     Electric     Solid fuel     Oil     None

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

The surveyor is not aware of any other energy sources at the property.

### Other energy matters

None to consider.



## Location and facilities

### Grounds

The property has front & rear yards.

There is no on-site parking. Off-site parking is restricted to parking permits..

### Location

The property is in an urban built-up area with established residential properties of generally similar ages and characteristics. The character of the road outside the property is predominantly residential.

The property is approximately 9 miles from Manchester. The road outside the property to the front is a busy road. You may experience some road noise during busy times, and we recommend that you visit the property at various times before purchase to assess this for yourself.

The property is beneath to the flight path to the nearby Ringway Manchester Airport airport. The noise/ pollution and traffic might deter some potential buyers and negatively affect marketing times, ease and speed of sale and Market Value. You are advised to visit the property at various times to assess this for yourself and ensure you have adequately taken this into account.

### Facilities

The property is situated conveniently for access to local amenities and facilities, including retail, education, leisure and recreation.

The property is within easy reach of all major road networks, motorways, train stations and airports.

### Local environment

The property is in an area that is unlikely to flood (see section I1, I2 & I3 Risks to the building, grounds & people). We have checked the Environment Agency flood risk website, which categorises the risk of flooding to a property. There are three possible severity ratings, categorised as Zone 1 (low risk), Zone 2 (medium risk) & Zone 3 (high risk).

In this case, we advise that the property is within flood Zone 1, denoting low risk - based solely on the Environment Agency's flood risk website.

We recommend that your Legal Adviser provides more guidance on this matter, including with the relevant searches and via enquiries of the vendors. We also advise you to ensure affordable, full insurance cover can be obtained now and in the future, without exclusions or any onerous terms.

### Other local factors

There are no other local factors for us to consider.

# D

## Outside the property

# D

## Full detail of elements inspected

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other severe defects. Please note that the property is inspected visually only, and no elements are disturbed in the process or removed.

If we have stated in Section B that the weather was dry during the inspection, we can't advise that rainwater joints, roof junctions, chimney stacks and flashings, etc., are watertight. We cannot inspect behind chimney stacks or roof areas hidden from view or flat roof coverings that are not readily visible from either ground level, a nearby accessible building, or elevated windows. We cannot gain access to roof areas over 3m in height, and if we feel these require further inspection, we will advise obtaining access.

We have prepared this report regarding the building's age and type. The property is not new but rather is 'pre-owned'; therefore, you should not expect the condition of the structure and fabric to be 'as new'. Due regard has to be given to natural deterioration, both due to the elements (weather) and usage (wear and tear). Some 'wear and tear' was noted to various parts of the property during the inspection.

Defects could arise between the date of the survey and the date upon which you take occupation. For example, an inspection during summer, for example, may not reveal if leaks are present or dampness is evident but may present itself in the winter.

You should appreciate that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner and you do not carry out further investigations or have them treated when advised to do so.

This report only deals with and reports on significant defects that are readily apparent from a visual inspection. Cosmetic, minor decorative or minor repairs, typically due during general maintenance redecorations, are not reported.

We have not exposed the property's foundations and, without doing so, cannot accept liability for the risk of unseen inadequacies and defects. Should any above-ground damage or observation leads us to consider or suspect that the foundations may be inadequate or defective, then within this report, we will recommend that the foundations are opened-up and further investigations are undertaken.

We have not carried out any geological surveys or site investigations. We cannot confirm the nature or characteristics of the soil, fill, and substrate regarding bearing capacity, stability or possible contamination. Standard legal searches should identify the site's past use, and if instructed, we can advise further.



### D1 Chimney stacks

The property has one chimney stack. The neighbouring property owner may have legal rights over this shared chimney. You should check with your legal adviser before any work is done (see section I3). You will typically need permission from the neighbour to carry out any works to such shared areas since any work you carry out may affect their property.

3

The chimney stack is brick-built, with sand and cement mortar joints. The crown of the stack has

sand and cement mortar 'flaunching' to which clay chimney pots are mounted.

We were unable to adequately inspect the cement bedding around the base of the chimney pots (called flaunching) due to limited visibility from ground level. However, there were no apparent issues (such as leaning pots), and we consider it to be of a serviceable condition.

The waterproofing between the chimney stack and the roof covering (called flashing) appears to have been correctly installed and in adequate condition with no apparent defects or open joints, at present. However, dampness was noted on the wall in the loft conversion and it appears there may be an issue that isn't readily apparent from inspection. To be sure, we would advise that flashings be replaced on the left-hand side of the chimney stack to the front and rear sections of the stack.

The mortar between the bricks (pointing) is in serviceable condition. There are no signs of significant pointing erosion. Please note our inspection took place from ground level and looking through a roof light, and defects may become apparent on closer inspection.

These elements of the chimney and the area around its base will require periodic inspection, repair, and renewals. We recommend a review of these elements whenever access to the roof is possible.

Condition rating 3. These works are urgent and should be carried out immediately. You should obtain estimates from approved contractors before exchanging contracts to have an informed idea of the work and cost implications.

When contractors conduct inspections or carry out repairs, there will be costs in arranging appropriate safety precautions (such as scaffolding or hydraulic platforms). These are necessary safety precautions and help avoid damage to the roof covering or other elements.

## D2 Roof Coverings

The main roof and outriggers roof are pitched, having a timber structure, with a natural slate covering. Where visible to us, the ridges are protected with complementary ridge tiles in cement bedding. 2

A loft conversion to the rear main roof slope has been added and this now forms a flat roof style dormer structure with hanging slates to the front dormer walls and the dormer cheeks. We were not able to inspect the flat roof to the dormer as it was inaccessible and not visible from either ground level or from viewing out of the roof lights. We saw no evidence of water staining to the ceiling below that would suggest defects are present. On this basis, we can assume the flat roof covering is serviceable.

The pitched roof coverings are slightly undulated. This undulation is minor, well within tolerable limits, and is commonly seen and typical, given the underlying structure is formed with wood. This does not indicate any failing or need for any action. There are one or two cracked slates. These can be attended to when the next routine maintenance is undertaken.

Ridge and hip (were fitted) tiles were noted to be seated correctly, although also have slight (typical) undulations. The mortar bedding joints are well pointed, other than a small section to the front section of the ridge. This should be repointed at the same time the chimney stack flashing is repaired. This minor undulation is common and in line with age-related wear and tear and is neither exceptional nor does it requires any remedial work.

Our internal inspection noted no water stains to suggest water ingress was evident, and overall we would describe the roof coverings as in serviceable, without immediate action being needed.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

### D3 Rainwater pipes and gutters

The rainwater gutters are made of uPVC and the downpipes are made of uPVC.

1

It was not raining during our inspection, and therefore we are unable to advise on any leaks to joints or generally on the overall functionality of the rainwater system as a whole. You should try and make an appointment with the vendors during wet weather so you can inspect them yourself for possible leaks or blocked gutters. However, there were no visible signs of leaking gutter joints.

The rainwater goods appeared serviceable, and from our inspection of the joints, there appeared to be no signs of leakage. The gutters were reasonably level, and all downpipes discharged into adjoining gullies. Overall we consider the rainwater goods serviceable.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

### D4 Main walls

The external walls are constructed in solid brickwork, which is formed by sand/cement mortar joints and pointing. Most walls have apertures formed for window and door openings to various elevations.

1

The damp proof course (DPC) is a horizontal moisture barrier that prevents rising dampness. It is built into the base of walls and, therefore, by design, is difficult to see during an inspection. To the extent inspection allowed it, there appeared to be a silicone injected damp proof course (DPC) present. We would advise that you ask the vendors if they have a warranty for this work in case it fails in the future. Silicone injected DPC's have a life expectancy of 15 years.

We found walls to the main elevations to be in satisfactory structural condition, without evidence of any ongoing structural movement. The walls are also in satisfactory alignment, with no significant evidence of undulation in either their horizontal or vertical alignment. As can be expected with a property of this age, there are some minor mortar cracks and undulated walls, which are attributed to thermal movement and is quite normal for walls exposed to the weather in a mixed climate environment. Minor undulation is quite common for most walls, especially those older than 40-50 years. This can usually be attributed to foundation loading, normal settlement after the building after it is first constructed and thereafter, and typical static and dynamic loading, as well we being exposure to the elements. This is entirely normal and well within expected tolerances, for properties of this age using these methods of construction.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

### D5 Windows

Windows to the property comprise a mixture of windows manufactured in timber and uPVC frames, with locking casements and a mixture of single and double glazed vision panels.

1

The perimeters of frames have silicone sealant, which is in average condition and requires no

action. It is important to keep these joints watertight, as it is a very common area for water penetrating and damage to plaster internally.

The uPVC frames were generally noted to be affixed to the reveals (walls) satisfactorily. Most casements functioned (opened and closed) as they should. All locking handles and latches worked and were in reasonable condition. Glazing appears to be fitted reasonably. The double-glazed units appear serviceable but will need routine maintenance.

The timber frames were generally noted to be affixed to the reveals (walls) satisfactorily. Most casements functioned (opened and closed) as they should. All locking handles and latches worked and were in reasonable condition. Glazing appears to be fitted reasonably. The single glazed units appear serviceable but will need routine maintenance. You should be aware that most of the timber units had draughts and being single glazed will have poor energy efficiency. We would advise upgrading frames to modern timber, uPVC or aluminium. The boxed sash frames to the front may need to be replaced with conservation style uPVC boxed sash types to match those being replaced. This is just advisory and is not a reflection of the condition. The condition of timber does require regular maintenance such as easing and adjusting and redecorative improvements.

We would therefore consider the frames and glazing to be serviceable with no immediate defects noted.

Double-glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between panes, but its presence depends on atmospheric conditions, which are, of course, variable; therefore, we cannot always diagnose failure during a single inspection. Enquiries regarding any FENSA or similar guarantees available would be prudent as failure can occur at any time.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

#### **D6 Outside doors (including patio doors)**

Doors to the property are a mixture of timber and uPVC and timber and uPVC type frames. These have a mixture of double and single glazed vision panels.

1

We would consider the doors, frames and glazing to be in a serviceable condition with no immediate defects noted.

Please see comments in Section E5 – Windows, regarding the potential failure of sealed double-glazed units. Double-glazing has a limited life and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between panes but its presence is dependent upon atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection. Enquiries in respect of any guarantees available would be prudent as failure can occur at any time.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

#### **D7 Conservatory and porches**

The property has no conservatory or porch to consider.



**D8 Other joinery and finishes**

The external joinery consists of fascia and soffits and these are made of timber. We could not inspect these in full as they are at a high level. They may be rotted but unless close access is available we wouldn't be able to advise further. When scaffolding is erected for the chimney stack, you could have these inspected and see if replacement is required.

**NI****D9 Other**

None to consider.



# E

## Inside the property



## Inside the property

### Limitations on the inspection

We have not been able to inspect the parts of the property which are not covered herewith, unexposed and inaccessible. We are, therefore, unable to report that such parts of the property are free from rot, beetle attack or other serious defects. Please Note: The inspection is visual-only, and we will undertake no destructive inspections.

We could not access beneath the floorboards, wall plates, roof timbers, behind walls (both stud work, partitions or cavities) to inspect these areas and therefore can only make general comments based on connecting and visual components. Each room has been inspected in detail, with damp meter readings taken where possible, without moving furniture. Floor coverings or other floor finishes have not been raised, and we will not undertake this. Infestations or defects may be present or may subsequently arise when these parts of the property are later exposed.

We have not inspected the low sections of the roof voids nor gained access to lofts that are not securely boarded and deemed unsafe for the surveyor carrying out this inspection. We will access lofts that are secured and fully or partially boarded if we deem this safe and they are free from store goods or debris, which may cause trip hazards. Walking on ceiling joists in roof spaces will not be permitted as this is deemed unsafe and with a high risk of slip and trip in poorly lighted conditions. If the loft hatch is small, the surveyor will only gain access if it is safe to do so and will not 'squeeze' through this hatch at the risk of injury. A heads-up inspection may be possible, but this will be limited and restricted. We will make comments in the report on this basis.

We have not inspected wall cavities or floor or ceiling voids unless access is readily and safely. We will only access basements if we deem them safe and free from hazards. The surveyor will make these decisions during his inspection, and where he deems he cannot inspect certain areas or elements, they will note that within the relevant section. One example is standing water in basements or debris to any room the surveyor deems unsafe. We will not inspect these areas for safety reasons, but where possible, a peek down a staircase or into a room may be possible. The surveyor will endeavour to inspect where it is reasonably possible to do so in a safe manner.

For this report, only significant defects and deficiencies readily apparent from a visual inspection are reported, and cosmetic or minor defects associated with redecorations are not commented upon unless they are deemed to have a bearing on other connecting components.



### E1 Roof structure

Access to the roof structure was not possible, as it had been covered with plasterboard during a loft conversion.

NI

### E2 Ceilings

Some of the ceilings are made of a mixture of older plaster supported on thin wooden strips (called 'lath and plaster') and modern plasterboard.

2

The plasterboard ceilings were noted to be serviceable, although as can be expected with a

boarded material, they are subject to thermal movement and as such shrinkage cracks. The cracks noted at the property are attributed to age-related wear and tear/shrinkage and are merely cosmetic. Undertaking regular redecorations will help to hide and reinforce the ceilings to help minimise further cracks.

Some of the cracks are related to overboard or skimming of older lath and plaster ceilings or older plasterboard. Nothing much can be done with this other than regular decorative finishes.

Condition rating 2. These minor works should be carried out soon but are not considered urgent and are part of age-related wear and tear.

### E3 Walls and partitions

No obvious, major or ongoing signs of movement were noted, with no significant evidence of undulation in either their horizontal or vertical alignment. Most door openings were considered square with no signs of twisting to frames, and all doors fitted reasonably well into their respective frames. All internal surfaces are plastered with emulsion painted and wallpaper finishes which, on the whole, were found to have minor surface undulations and imperfections. This condition is not uncommon since all plastered finishes are uneven in places, and we would consider them acceptable and within normal tolerances.

3

However, some cracks were noted in the wall below the window in the front first-floor bedroom. We advise that the course of this appears to be due to deflection in the beam to the opening through to the ground floor bay window opening. It would be advisable to have this inspected by a structural engineer. Commonly the beam above an opening such as this is usually of timber and can sometimes rot over many years causing weakness in the timber and deflection resulting in movement of the brickwork above and relative cracks to plaster finishes.

We would be happy to return and investigate whether the building is properly supported and provide you with a report. Any return visit would be under a new agreement between us. Such further investigations would involve removing the floor and wall parts, and you should discuss this with and will need to obtain the current owner's consent. Although we will not know the extent of the repairs until the investigations have been completed, it is likely to include strengthening work, and this will be disruptive.

Tests were taken with a moisture meter at regular intervals in a structured, systematic manner on internal walls, floors and other surfaces. We detected no evidence of any significant dampness. However, you should be aware that the bathroom and kitchen units, wall tiles, furniture and floor coverings restrict our ability to test all areas.

We did not note any smells or other symptoms that might have indicated dampness, nor, as can be seen in section D4 above, any risk factors externally, that might give rise to the risk of dampness, internally.

Dampness was noted on the right-hand party wall in the loft. This appears to be in line with the chimney stack. The cause appears to be either loose or not properly sealed lead flashings around the chimney stack. We advise that the lead flashings are taken out and replaced or reset using the existing. Please note you will need scaffolding access for this and this will most likely be the large portion of the costs in undertaking this work.

Condition rating 3. These investigations should be carried out immediately and urgently. You should obtain estimates for this work before exchanging contracts to know your financial liabilities.

#### E4 Floors

The floors to the ground floor are of solid concrete construction and suspended timber board and joists. 1

The floors to the upper floors are of suspended timber joist and board construction.

There was no excessive deflection or springing to the suspended timber floors, suggesting the floor joists are satisfactory and in sound condition (although please note we did not lift floors or boards, not examine the sub-floor void). The solid floors were level with no evidence of any depression or sloping, suggesting that the floors were satisfactory. We noted some unevenness to the surface of most floors, but this is within reasonable tolerances and does not appear to be of structural significance. It is expected that with a property of this age, some sections of the floors will have some undulation, minor squeaking, minor sloping, or are uneven and not fully level. These conditions and characteristics are all in line with wear and tear, age, and construction methods adopted at the time of being installed.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

#### E5 Fireplaces, chimney breasts and flues

We noted no evidence of any structural movement to the chimney breast, neither to the ground nor to the upper floors. The fire opening and its lintel appear level, and we recorded no evidence of distortion. 3

The face of the chimney breast is damp to the wall below the chimney stack in the loft room. Although I cannot be sure of the precise cause, one likely cause is that the flue or flashing has deteriorated, allowing moisture to affect the plastered wall and decorations. You should ask an appropriately qualified person to investigate the problem and carry out the necessary repairs. Once the problem has been resolved, you may have to replace the affected plaster and decorations.

Condition rating 3. These works are urgent and should be carried out immediately. You should obtain estimates from approved contractors before exchanging contracts to have an informed idea of the work and cost implications.

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

Generally the kitchen is of modern design and appeared serviceable based on our visual and limited inspection only all doors worktops and cabinets appeared in working order. We have not tested appliances and these are not included within the scope of the survey. 1

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

#### E7 Woodwork (for example, staircase joinery)

Woodwork throughout the property is considered to be serviceable although scruffy and in need of TLC to various skirting boards architraves door casings and banisters. 2

These are minor and can be undertaken as part of ongoing improvements.

The general woodwork to doors, skirtings, architraves and the staircase were serviceable and no

problems were recorded. However, given the age of the property, it may become apparent on further investigation to skirting boards or floor timbers that further attention will be required.

Condition rating 2. These works should be carried out soon but is not considered urgent. You should obtain estimates from approved contractors before exchange of contracts, so you have an informed idea as to the work and cost implications.

### **E8 Bathroom fittings**

The sanitary fittings are of a modern design and appeared in acceptable condition, although subject to normal wear and tear. All seals should be maintained in good condition to prevent water ingress from causing damage to other parts of the property's structure. We saw no evidence of condensation dampness within the property. Many properties are affected by this, and to reduce the problem, you will need to maintain ventilation whilst also ensuring the property is also heated.

1

Condition rating 1. No repair or investigations are currently needed. The property must be receive normal, ongoing, periodic maintenance.

### **E9 Other**

None to consider.



# F

## Services

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

## Services

### Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service-related matters. The advice on each section below should be regarded as helpful comments and suggestions based on visual assessments only. They are not a complete assessment of any problems that may exist.

The surveyor inspected only visible and accessible elements, and we cannot comment on the condition of those which were not visible, inaccessible or concealed. Most water pipes, central heating pipes and electrical cables are concealed behind wall, floor and ceiling voids. Where access panels are in place, the surveyor did not open them if they would have disturbed decorations or he deemed it unsafe to do so. In such circumstances, identifying leakages or defective cables may not be possible, and you should accept this risk when reading this report and follow our appropriate advice. Services have not been tested, but where appropriate, specific advice has been made as to the advisability of having them inspected. Testing should be undertaken by competent persons qualified in their relevant field of expertise. You should obtain correct and legal certification or a report with recommendations and costings upon conclusion of the testing. We will not inspect below ground drainage.

Most drainage pipes are buried underground, and lifting a manhole cover and performing a manhole inspection will not indicate if hidden pipes are blocked or broken. If the surveyor suspects issues with below-ground drainage from above-ground inspections, he will advise further investigations.

#### IMPORTANT ADVICE:

Service records for the boiler, gas installations and electrical safety certification are essential. The vendor may have these, but general guidance from RICS states that these should be updated at every change of ownership. The reason is that in modern times, with the advent of YouTube and other internet forums, electric wiring & fittings, gas, water and heating pipework can be DIY-modified, and no records will indicate this and whether the work has been carried out to good practice. Having the gas, electrical, water and heating installations and appliances serviced and tested will provide you with professional safety records that the installations and appliances are deemed safe and in working order. They should also estimate remedial costs and not be overlooked when buying property.

#### Advisory:

Service installations require regular servicing. Some elements and systems will periodically need upgrading or renewal, as they have finite lifespans. Complying with evolving regulations and efficiencies mean the property will need to be upgraded, and items will need replacing periodically. Such servicing, upgrading and periodic renewal should also aid energy efficiency. Regular checks, servicing and safety-testing will help identify when replacements are due to avoid unexpected failures.



### F1 Electricity

**Safety warning:** *The Electrical Safety Council 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 the Electrical Safety Council.*

The property is connected to the mains electricity supply with the meter, consumer unit and incoming mains located to the cellar. To those areas we could inspect, the installation comprises uPVC-coated modern wiring and an RCD consumer unit with various sockets switches in a mixture

3

of uPVC and metallic. The light fittings are a mixture of pendants and downlighters.

We noted the consumer unit to have no visual defects from our visual-only inspection. We noted the electrical sockets, switches and other light fixtures and fittings to be in a satisfactory visual condition. However some areas do need attention.

1. The fan to the bathroom is inoperative
2. Some sockets are loose.
3. Some Down lights are not working or flickering.

Importantly, it is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a full electrical test, which covers matters relating to resistance, impedance and current. Indeed, the Institute of Electrical Engineers (IEE) recommends that installations be tested on a change of ownership and every ten years (or five years for the property to be tenanted), whichever comes first.

The electrical installation should be connected to an earth cable. We cannot confirm that all of the earthing is present and correctly connected - for example to the plumbing system and that none of these is 'live'. The electrician should be asked to ensure the house and everything within it is correctly 'earthed', has the correct necessary circuit breakers and residual current devices (RCDs) fitted and that these are functioning correctly. These are essential safety measures intended to trip the power supply in the event of a fault, to prevent electrocution and the risk of fire if any appliances are faulty.

For these reasons stated above, even though visually, we recorded no areas of concern for electrical installation, you should nevertheless arrange an electrician's inspection and testing to be undertaken to ensure that the system complies with current IEE 18th Edition regulations. You should ensure that all tests should be carried out and reports returned to you before entering a legal commitment to purchase or exchange contracts.

You should implement all recommendations and a Full Electrical Condition Report commissioned. You should contact the vendor to confirm that a recent Condition Report is available for inspection. Otherwise, if one has not been carried out, you should request that they carry one out on your behalf.

Condition rating 3. These investigations should be carried out immediately and urgently. You should obtain further advice before exchanging contracts, so you have an informed idea of the works and costs involved.

Advisory:

Should you intend to let the property, it is a legal requirement for you to obtain an Electrical Inspection Condition Report (EICR) at least every five years and undertake any recommendations made.

## F2 Gas/oil

**Safety warning:** All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is a mains gas supply, and the meter and control valve are located to the cellar. You should arrange to have all gas appliances, and pipework checked annually for leaks and safety. This testing can be undertaken as part of a boiler service. In this instance, you should ensure one has

3

been undertaken with the vendor before exchanging contracts.

Condition rating 3. These investigations should be carried out immediately and are urgent. You should obtain further advice before exchanging contracts, so you have an informed idea of the works and costs involved.

### F3 Water

There is an independent mains water supply to the property, and the internal stop valve is to the cellar. 1

The incoming main appears to be of Alkathene (or Medium Density Polyethylene (MDP)) - a tough and flexible thermoplastic that is commonly used in the manufacture of modern water pipes, due to its high chemical resistance, and high prevention of algae, bacteria and fungi build-up.

The internal water system includes a number of different types of metal pipes in the same plumbing system and this may result in leaks.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

### F4 Heating

The property is heated by a gas-fired combination boiler, located to the cellar. 3

A Gas Safe registered engineer should leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. I have not seen evidence that this has been done. Heating systems and appliances that have not been checked may be a safety hazard.

If not recently tested, you should arrange for this to be carried out, to include the boiler, flue and entire central heating system (making sure it is air-tight (sound and leak-free), the system has been bled, has rust inhibitor and is 'balanced', which ensures that all radiators return an approximately similar amount of heat. It is common to find under-performing radiators where the system is not 'balanced'. Many Gas Safety Certificates address only the most basic safety and functioning of the boiler and independent appliances; therefore, we highly recommend that you organise your inspection and request that the above matters be specifically addressed.

Condition rating 3. These works/investigations should be carried out immediately and are urgent. You should obtain further advice before the exchange of contracts so you have an informed idea as to the works and costs involved.

### F5 Water heating

None to consider as the main boiler heats the water. ○

### F6 Drainage

Wastewater connects to the public sewerage system, via localised below ground drainage surrounding the property, which in turn discharges to a shared drainage system, (usually in the 1



road a manhole). Wastewater connects to the public sewerage system, via localised below ground drainage surrounding the property, which in turn discharges to a shared drainage system (usually in the road to a manhole).

We have not inspected below ground drainage as it is impractical to do so without the need for a CCTV inspection being carried. Inspecting manhole shafts does not confirm if there are leaks to hidden pipes or joints, nor does the lack of flow confirm the drainage system is adequate. A CCTV survey is the only way to confirm this.

We advise that the drainage system will be old and that it may mean leaking or has damage to pipes or pipe joints. This may seem trivial but leaking drains if left unrepaired can lead to contaminated soils and is a major cause of subsidence. Most drains can be repaired under existing insurance policies, however, once you purchase the property, insurers will consider this a pre-existing condition and will have expected you or the vendors to have obtained a CCTV survey report. It may not then be covered under a new policy. We advise you to ask the vendor to instruct one or have one carried out yourself.

The drain from this property joins with those from the neighbouring properties before it connects to the main sewer. This combined drain is called a private sewer. Because all the dwellings were built before 1937, the local sewerage undertaker is usually responsible for the maintenance of the private sewer. To make sure, you should ask your legal adviser to check this and explain the implications.

Condition rating 1. No repair or investigations are currently needed. The property must receive normal, ongoing, periodic maintenance.

#### **F7 Common services**

No common services to consider.



# G

## **Grounds (including shared areas for flats)**

# G

## Grounds (including shared areas for flats)

### Limitations on the inspection

We have only undertaken a visual inspection of the external grounds and cannot comment on hidden areas that are not readily visible. We have not lifted paving slabs, decking boards, driveways or manhole covers. Fences have been inspected, where access permits and is not restricted by vegetation, outbuildings, stored goods or garages. We have not pruned back vegetation to gain access to hidden areas and can only make assumptions based on the readily visible areas.

We have not carried out intrusive or destructive inspections of outbuildings, garages, fences, walls or boundaries. Where inspections of garages and outbuildings take place, we can only inspect where each element is readily visible. We will not move garage equipment, hanging ladders, storage, tools or machinery. If vehicles are in garages and the vendor has not moved them, we can only inspect the areas visible and accessible. Outbuildings and garages are not inspected where we deem it to be unsafe to do so. Where inspection pits are installed to the floor structure of older garages, we will only inspect above these and will not gain access to these inspection pits.

Only permanent outbuildings are inspected, not temporary buildings such as sheds, greenhouses or garden storage. Swimming pools and leisure buildings are considered permanent, but we would only carry out a visual inspection of these and do not test installations or systems. We will not empty swimming pools or building to carry out an inspection, and it is the vendor's responsibility to ensure all areas are safely accessible for us to inspect. If they are not, then we will not inspect them, and a further visit may be required, for which additional fees would apply.

Garages, gardens, land and outbuildings pose health and safety risks, especially if they are not well maintained. The surveyor will judge this based on their safety to inspect these parts of the property. The surveyor/Heyes Chartered Surveyors cannot warrant that such areas are free from defects, where elements of these structures are concealed from view. If you choose to proceed without fully investigating these areas, we cannot accept responsibility for that risk. If further inspection is required, this must be agreed with all parties, under a separate, new instruction, regarding which additional fees may apply.

Invasive weeds, such as Japanese Knotweed and other types, will be investigated, but these are not readily visible in some cases. We advise our surveyors to conduct a thorough inspection of the grounds, but even with best their endeavours, access to vegetation, especially when the grounds are overgrown, can somewhat limited. You should also note that the rhizomes may extend deep into the ground and re-grow from small fragments, therefore not being possible to categorically state that no Japanese Knotweed or similar plants are present.



### G1 Garage

The property has no garage to consider.



### G2 Permanent outbuildings and other structures

The property has no outbuildings to consider. Sheds and greenhouses are not permanent outbuildings.



**G3 Other**

Pavings, fencing and boundary walls were noted as being serviceable. However, you will find that they are uneven and not fully level or straight. Gardens are slightly overgrown and may need some landscaping upon occupation. Given the age of the property and the fact it is a pre-owned dwelling, this should be expected. You may need to budget for additional improvements and maintenance items once you move into the property.



# H

## Issues for your legal advisers

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

## Issues for your legal advisers

### H1 Regulation

You should ask your legal adviser to confirm whether the loft conversion has received Building Regulations approval (including the issuing of a final completion certificate) from the relevant authority and advise on the implications. You cannot use a loft room that does not comply with the Building Act 1984 (Building Regulations) as a habitable room (Bedroom/Living Room) etc.

You should ask your legal adviser to confirm whether the opening between the two receptions where the wall has been removed, has been supported correctly, under compliance with building control and the building regulations.

### H2 Guarantees

You should ask your legal adviser to confirm whether the walls that have had damp-proofing treatment, such as an injection chemical damp-proof course (DPC), obtain details of the exact extent treated and confirm whether this work is covered by a guarantee or warranty, and advise you on the implications.

### H3 Other matters

None to consider.



## Risks

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

# Risks

## I1 Risks to the building

There is a large tree to the rear yard of the property, which we consider to be within influencing distance of future causing of damage to the foundations and drainage. These could pose a risk of causing damage to the property, which can be attributed to subsidence or heave from clay shrinkage or tree root damage. We advise you to obtain an Arborists report on the scale of the tree and the risk that they may pose if left without treatment or pruning.

## I2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

The property is in an area where coal mining was not considered prominent. We have assessed the risks through an online desktop enquiry using the coal authority website. In this case, the property is within an area considered as low risk, however, we still advise that you should ensure your legal advisors obtain a coal mining report on your behalf.

## I3 Risks to people

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. This property is not in an area affected by radon and is considered low risk.

## I4 Other risks or hazards

Proximity to the Manchester airport and associated flight paths may affect the enjoyment of the property, its saleability and value.



# J

## Energy matters

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

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

## J

## Energy matters

### J1 Insulation

The flat roof coverings is old and we would presume that the level of insulation is also below current recommended levels of thickness. As part of the flat roof upgrades, the insulation should also be upgraded in line with building regulations document Part L.

The loft insulation to the property is below the minimum standard of 270mm, as advised by the Energy Savings Trust.

The property has no floor insulation to the ground floor and should be considered to be installed to help with improvements in the overall retention of heat to the property.

### J2 Heating

The central heating is acceptable and no upgrades are required, on the understanding that this system is maintained regularly and service documentation is obtained before exchange of contracts. The thermostat is dated and would benefit from replacement.

### J3 Lighting

The light fittings and bulbs are dated and should be upgraded. Bulbs should be replaced with modern LEDs which use less energy and light fittings should be replaced so that they are able to allow the fitment of LEDs.

### J4 Ventilation

Some or all of the extract fans to bathrooms and kitchens were inoperable and should be repaired or replaced.

### J5 General

Some of the doors and windows are dated and there are draughts present. Draughts should either be sealed using draught strips or windows and doors replaced with modern units.

The property has some single glazed vision units and these should be replaced with double glazing or new window and door frames or secondary glazing installed if the property is listed or in a conservation area.

# K

## Surveyor's declaration

## Surveyor's declaration

**Surveyor's RICS number**

1109966

**Qualifications**

MRICS, VRS, BSc (Hons)

**Company**

Dunham Hale Chartered Surveyors

**Address**

The Stables, 213 Ashley Road, Hale, Altrincham, WA15 9TB

**Phone number**

0161 7291876

**Email**

hello@dunhamhale.co.uk

**Website**

www.dunhamhale.co.uk

**Property address**

100 Ashfield Road, Hale, Altrincham, WA15 9QJ

**Client's name**

Mrs Sample

**Date the report was produced**

3rd March 2023

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

**Signature**

*M Hughes*

# L

## What to do now

## Further investigations and getting quotes

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. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

### Getting quotations

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

You should also:

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

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

### Further investigations and what they involve

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

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

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

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

### Who you should use for further investigations

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

# M

## **Description of the RICS Home Survey – Level 3 service and terms of engagement**

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

### The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you to:

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

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

### The inspection

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

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

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

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

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

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



## Services to the property

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

## Outside the property

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

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

## Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

## Dangerous materials, contamination and environmental issues

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

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

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

## The report

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

## Condition ratings

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

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

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

## Energy

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

## Issues for legal advisers

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

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

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

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

## Risks

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

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

## Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

## Complaints handling procedure

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

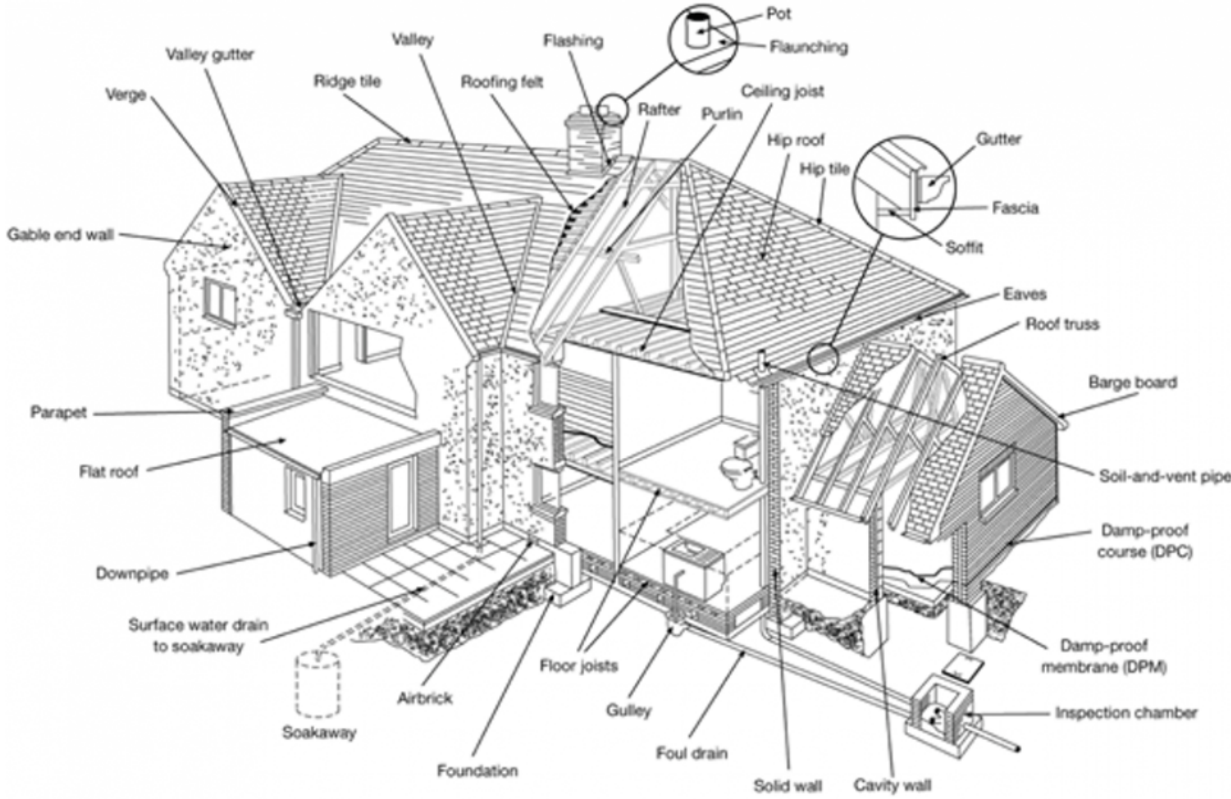
# N

## Typical house diagram

# N

## Typical house diagram

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



## RICS disclaimer

### You should know...

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