

HOME BUYERS'

SURVEY AND VALUATION

PROPERTY:

Lynbrook House
Stocks Lane
Bristol
BS14 7DG

CLIENT:

Mr & Mrs O'Hara
Whiteladies House
Clifton
Bristol
BS8 2NT

**DATE OF
INSPECTION:**

15th August 2016

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 6]

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

Objective

The principle 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
- * be clear what decision and actions should be taken before contracts are exchanged.

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 developing 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 of 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 on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the HOMEBUYER Service.

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

A Victorian terraced house situated in a well established residential location close to usual amenities. It offers reasonable sized and flexible living accommodation which has been maintained to a fair standard by the current owners. There are, inevitably, one or two items of improvement and repair required although these are certainly not unusual for a building of this age and type. Provided that recommendations are carried out to a satisfactory standard we can see no particular reason why there should be any special difficulty upon resale given similar market conditions.

B: THE PROPERTY AND LOCATION

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

B1: THE PROPERTYType and Age:

Including that, if available, of extensions and conversions where applicable. Any reference to left or right is taken from our observation from the road side and facing the front elevation.

A two storey terraced house believed to have been constructed circa 1900.

Construction:

Some buildings may not comply with the requirements for today's new buildings, and could include harmful or hazardous materials. This report will include details of such materials where their use is apparent from the visual inspection but with certain types of building it may be impossible to confirm the details of construction.

It is important to note that potentially hazardous asbestos may well be incorporated in properties including those of recent construction. Our report does not include inspecting for this material which in many places may be covered or unexposed however whilst fibres are undisturbed and intact the degree of hazard is likely to be minimal. Nonetheless extreme care should be taken in making any alterations to properties where there is the need to cut or disturb materials containing asbestos to include asbestolux, artex as well as asbestos sheeting and insulation etc. It should also be taken into account that disposal of asbestos under approved conditions onto a licensed site is likely to be expensive. It is also important to note that potentially hazardous lead may well be contained in paint used in properties constructed pre 1980 and the disturbance of this paint can cause dangerous residues.

Walls:

Solid brick/stone/render.

Roofs:

Pitched and clad with clay double Roman tiles. Clay plain tiles on the bay.

Floors:

Suspended timber.

Accommodation:

On the ground floor: Entrance storm porch, hallway, lounge, kitchen/diner.

On the first floor: Landing, three bedrooms, bathroom/WC.

Garage and grounds:

Small front and rear gardens. No garage facilities of which we are aware and parking appeared to be on street only.

B2: THE LOCATION

The property is situated in a well established residential area close to usual amenities. We do point out that the Memorial Ground is located close by which is the home for Bristol Rovers Football Club and Bristol Rugby Club. This may present some difficulties parking particularly on match days/evenings.

B3: CIRCUMSTANCES OF INSPECTION

Including to what extent the property was furnished and/or the floors were covered.

Our inspection of the property was carried out from our vantage point at ground level from within the boundaries of the site and from the adjacent public highway/rights of way. Fitted carpets, floor coverings and general household items within the building prevented a detailed inspection of some parts.

It was not possible to carry out a detailed examination of structural supporting timbers or underlining materials on the rear roof over bedroom three and indeed the bay roof. These unseen parts cannot be commented upon and we are not able to confirm them to be free from defect.

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).

C1: MOVEMENT

No indication of significant structural movement noted at the time of our survey.

We are not aware of any structural repairs or underpinning having been carried out to this building although recommend that this be raised as a specific question by your legal advisors. If it is found that works of this type have been carried out, this should be referred back for additional consideration.

C2: TIMBER DEFECTS

We have not inspected woodwork or other parts of the property that are covered, unexposed or otherwise inaccessible. We are therefore, unable to report that such parts are free from rot, beetle infestation or other defects

We found no indication of rot or active wood boring beetle infestation to the visible timbers at the time of our inspection. However, having regard to the age of the building and the limitations of the inspection, it is likely that some defects of this type will be present unless previous specialist treatment has been carried out.

Action: Your legal advisers should obtain copies of any guarantees for previous treatment. In the absence of such guarantees, further specialist inspection should be commissioned as a precaution as treatment may not have been undertaken to the entire building in the past.

We noted one or two damp timbers in the roof space. Prolonged exposure of timbers to damp will allow rot to develop and repairs should be undertaken to prevent further damp penetration. This will be discussed in other sections of the report.

C3: DAMPNESS

A moisture detecting meter has been used in selected accessible positions, without moving furniture, floor coverings, fixtures and fittings, to test for dampness.

Damp-proof course:

We were unable to identify a damp proof course around the base of the main walls and have therefore taken readings internally utilising an electronic moisture meter with our findings detailed within the next section of the report.

Please note that in a building of this age and type, any original damp proof course provided may begin to break down leading to internal dampness. The situation should be carefully monitored for any signs of damp and should this be encountered then specialist inspection should be commissioned as a precaution.

Action: You should make enquiries of the current owners regarding any guarantees available for previous specialist damp treatment and transfer any benefit to yourselves. In the absence of any valid guarantees there is always the possibility that dampness may become apparent unexpectedly.

Rising and penetrating damp:

Tests were taken with a moisture meter at random points to internal wall, floor and other surfaces. We found no indication of rising or penetrating dampness at the time of our survey.

Please note that penetrating dampness can become apparent unexpectedly. This highlights the need to maintain external parts in good condition at all times particularly in relation to items such as rotten external joinery and cracked render.

Condensation:

We found no indication of condensation defects within the property during the survey. However, many properties are affected by condensation and should this occur during the normal usage of the building you should endeavour to maintain a suitable balance between background heating, permanent ventilation and insulation.

C4: INSULATION

Enquiries should be made at the time of carrying out searches with regard to cavity constructed properties in terms of assessing as to whether cavity wall insulation is present. If this is the case, it should be ensured that there is a suitable guarantee in existence backed by an insurance indemnity or a reputable company such as ICI. Cavity foam has been known to have an adverse effect upon wall ties and furthermore, can over a period of years, disintegrate and turn to powder in certain circumstances causing irritation.

The solid walls and single glazed windows will give a relatively poor standard of thermal insulation and a fair amount of heat loss must be expected from this building.

Wool quilted fibreglass insulation is present in the roof space which should be adequate to prevent excessive heat loss.

Your attention is drawn to the Energy Performance Certificate in the Home Inspection Pack in relation to insulation.

C5: THE EXTERIOR

The roofs, valleys, flashings, soakers, chimneys, associated flashings 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, including parapet gutters and downpipes, can only be assessed properly during the Inspection if there is heavy rain and it might not be possible to state whether or not the rainwater fittings are watertight or properly aligned. With regard to the main walls, the foundations, cavity wall ties or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed. The adequacy of sub-floor ventilation is assessed only from the visible exterior surfaces.

Roof Structure and Coverings:

The roof is of a traditional pitched design with ridge running parallel to the front of the building. It is clad with clay double Roman tiles with matching clay ridge tiles. There is also a mono pitched roof above the third bedroom clad with similar clay tiles. During the survey we found no indication of sag or deflection to the roof slopes suggesting that the structural supporting timbers are of a suitable size to carry the imposed load upon them. Tiles appeared to be adequate for their purpose with no indication of obvious damage noted from ground level.

The party walls with the adjacent buildings have been taken up above the line of roof level to form parapets which have been finished with render and coping stones. Parapets appeared to be in reasonable condition although we would not be surprised if hairline cracks develop with age particularly given the exposed nature of this part of the structure. Occasional filling will more than likely be required as part of routine maintenance.

Flashings have been incorporated at the junction between parapets and the roofs. These are of dated zinc construction and clearly nearing the end of their useful life. Water penetration is apparent within the roof space which we suggest is as a result of the poor condition of flashings. Consideration should be given to upgrading with modern lead flashing and bellcast beading introduced to the render immediately above.

Structural supporting timbers comprise rafters laid upon cross supporting purlins with additional struts. Whilst the timbers appeared to be performing adequately they are rather undersized by modern standards. Slight warping has affected the rafters in part although this does not appear to have compromised the structural capacity of timbers themselves. If, at any time, you are considering recovering with concrete tiles, there will be the requirement for some additional strengthening. In this instance we also noted that the struts are becoming slightly detached from purlins and giving little structural benefit. These should be more appropriately fixed.

The bay has a pitched roof clad with clay plain tiles. Tiles appeared to be in reasonable condition during the survey. Cement fillets and hip end sections have been incorporated. Minor cracking is present where water will penetrate. Making good should be considered although in the long term it would be prudent to consider replacing with modern lead flashings and dressing.

Action: Instruct suitably competent roofing contractors to provide estimates for upgrading of flashings and repositioning of collars. You should also ensure that any timbers affected by dampness have not rotted in unseen parts.

Chimneys:

There are three chimney stacks serving the property of brick construction with the smaller rear right hand stack having a rendered finish. We found no indication of structural instability and brickwork and pointing appeared to be in reasonable condition. Minor hairline cracks are present to the rear right hand stack which may deteriorate further eventually allowing water penetration. Making good of any defective render and redecoration would be prudent.

Basic flashings have been incorporated around the base of the chimney stacks at the junction with the roof slopes as per our comments in relation to the flashings adjacent to parapets. These should be upgraded at the time of attending to other flashings.

There are a number of open chimney pots on the main stacks although those on the rear right hand stack have been capped with a venting tile. If you are not using the open pots we do suggest that they be capped with half round ventilating cowls or similar inserts without further deterioration.

The boiler flue is located on the rear of the building and appears to be suitably positioned. Functional tests should be undertaken on the boiler by a competent CORGI/GAS SAFE heating engineer to ensure that it is satisfactory and safe working order.

Rainwater Fittings:

Rainwater goods comprise PVC and metal gutters/downpipes. It was raining at the time of our survey and we did note some slight leaking particularly at the junction between the metal gutter and neighbouring PVC gutter on the front of the building. Sealing of joints will be required to prevent further leaking.

There are currently no rain water goods serving the bay. Whilst this appears to be an original design, water will drip down the bay eventually causing staining to adjacent stonework. You would be prudent to consider fitting rainwater goods to the bay in due course.

Main Walls:

The walls are of solid brick construction with an external finish of facing brickwork and painted stone on the front whilst the rear has been rendered.

Stonework on the front appeared to be in reasonable condition although occasional attention will be required in terms of patch pointing as the property ages further. This is certainly not essential at the present time.

There are some eroded stone cills at the rear which you may wish to reform to prevent further deterioration.

Render appeared to be in fair condition although there are inevitably one or two hairline cracks particularly adjacent to the window of bedroom three. Filling will be required as part of routine maintenance. It appears that some previous filling and redecoration has been carried out with no obvious reopening of other cracks. It is inevitable that occasional filling will be required in finishes of this type and provision for ongoing maintenance should be made.

Where the lintels over openings are concealed we are not able to comment on their construction or condition. In older buildings of this type, timber lintels are common and these can be prone to rot or wood boring beetle infestation without signs being immediately apparent on the surface.

External Joinery:

Windows serving the property are of single glazed timber sash and casement construction. Sash windows contain frames with voids and areas of hidden timberwork where latent defects may exist. Regular checks on sash cords will be required for safety purposes. In this instance, we noted that some sash cords have been removed with units then painted shut particularly on the left and right hand side of the bay. This is often done for security purposes. Other units have been partly painted shut particularly upper sash sections and if you wish for these to be operational then easing will be required.

Rot was present to localised parts of the joinery with examples to be found on the dining room window and indeed the sill of bedroom two. Cutting out and replacement of any rotten joinery would be prudent.

There is a modern double glazed velux window serving the bathroom which appeared to be in reasonable condition.

The front entrance door is of timber panel construction with a glazed over light. This is warped slightly and it is therefore somewhat difficult to lock the Chubb lock and some adjustment would be prudent. The rear door is of UPVC double glazed construction and was operating effectively.

Eaves level fascia and soffit boards/gutter boards are of timber construction. Deterioration was noted to the left hand side of the front soffit/fascia which is also allowing water to penetrate to adjacent rafters and ceiling joists internally. This requires making good with all adjacent timbers examined to ensure that significant rot does not occur.

Action: Instruct suitably competent contractors to provide estimates for repair of any rotten and defective external joinery.

External Decoration:

External decorations are flaking and deteriorating in parts and it is clear that a general lack of preparation preceded the previous repainting. Rubbing down, preparation and redecoration would be prudent following repairs discussed in the previous joinery section. Redecoration will also be required to other joinery including gutter boards and also some of the stone cills. Slight staining is also present to the render which you may wish to redecorate although this is not considered essential.

C6: THE INTERIOR

Floor surfaces and under-floor spaces are examined so far as they are accessible (furniture, floor coverings, furnishings and other contents have not been moved to confirm the state of covered or hidden decoration, which may be damaged or faded. 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. 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 specifically examined for defects although where defects have been observed as part of the general examination, such defects are noted in this report. It is not possible to include the condition of flues or 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. Only the surface of floors which are not covered have been inspected but accessible corners or any coverings were lifted where possible to identify the nature of the surface beneath.

There is always a potential for the use of asbestos sheeting in properties in terms of improvement made over the years. Care should therefore be taken at the time of undertaking any alterations and this includes where there is artex present as this does have an asbestos content and it is dangerous to release fibres from a health point of view. Where cement asbestos products are present to walls or ceilings they are unlikely to have any significant health implication provided that they remain in an undamaged condition. However, certain contractors may resist working on such products from a health and safety perspective.

In older type properties there is a potential for plasterwork to break down in terms of the bond between the plaster and wall itself. This particularly applies to lath and plaster construction and at the time of removal of decorations and wallpaper etc. can lead to a requirement for comprehensive replastering.

Roof Space:

Access to the roof space was reached via a hatch at first floor level. We noted that the loft has been partly boarded. The underside of the roof slopes have been finished with bituminous sarking felt which was in satisfactory condition although this did prevent a detailed inspection of the underside of tiles and battens and no comment in respect of their condition can be offered.

Ventilation is required to the roof space to help prevent the build up of condensation. This can be achieved by vents cut into soffits at eaves level or alternatively ventilators may be installed on the main roof slopes or ridge.

Some damp staining is present on the party walls together with a number of adjacent timbers such as those around chimney stacks and adjacent to the walls themselves. This appears to be as a result of deterioration to flashings which should be upgraded as previously mentioned.

Ceilings:

Ceilings appeared to be of lath and plaster construction although it is likely that some have been replaced with plasterboard in more recent times. Ceilings appeared to be in reasonable condition during the survey.

Please note that with age, shrinkage cracks often develop at the joints between plasterboards and also at the junctions with the adjacent walls. The bond between backing laths and plaster may also deteriorate. Whilst there was no indication of obvious deterioration, occasional filling of cracks will more than likely be required as part of routine maintenance.

Floors:

Fitted carpets, floor coverings and general household items within the building prevented a detailed inspection of all floor finishes.

The suspended timber floors showed no indication of significant springiness or deflection during the survey. However, floor voids could not be inspected and we are not able to comment on the condition of supporting timbers or any other materials used and are not able to confirm them to be free from defect.

Sub floor ventilation has been provided by a series of vents built into the external walls at ground level. These were adequate although they should be kept clear from blockage at all times.

We noted one or two creaking boards which is certainly not unexpected or particularly excessive. If this is the cause of any inconvenience you may wish for some refixing to be undertaken although this is not essential.

Internal Walls and Partitions:

The internal faces of the main walls are of solid construction with plaster finish. Partitions are of solid construction and also areas of timber stud work. Walls have been altered to create an open plan kitchen/diner. There appears to be a large support although works of this type should have been undertaken with Building Regulation consent. There was no indication of movement or distress as a result of these changes.

A stud partition has been incorporated in the original master bedroom to create a bathroom at the front of the property.

Plasterwork finishes appeared to be fair although upon clearing out the property you may encounter one or two shrinkage cracks. This may well also be the case below wallpaper and occasional filling may be required.

Fireplaces etc.:

There is an attractive fireplace opening in the lounge which we understand has been used by the vendors on previous occasions as a working unit. We understand that this is an important part of the purchase and whilst we found no indication of obvious problems with the flue you would be prudent to arrange an additional viewing when a fire is lit to ensure that it meets your requirements. The recess within the dining area has paper and other items stuffed up the flue and is therefore not useable without

clearing out. Other fireplace openings are for decorative purposes only at first floor level.

There is a small chimney breast within the bathroom. The corresponding section below appears to have been removed although removal is unlikely to have any significant structural implications given its small size. Nevertheless without disruptive investigation we cannot confirm that suitable support has been incorporated in the remaining section.

Internal Joinery:

Internal joinery comprises timber panel and part glazed doors, timber skirting boards and door frames together with the inner faces of windows. Joinery appeared to be in reasonable condition during the survey.

Kitchen fittings comprise wall and floor mounted units. Slight damage has occurred as a result of dampness around the sink and this has affected doors immediately below. You may wish for these to be repaired or replaced. Please note that functional tests have not been carried out on any of the built in appliances.

Internal Decoration:

Internal decoration is satisfactory though clearing out may reveal one or two marks or areas of slight deterioration. You have no doubt made your own assessment and may wish to redecorate in accordance with your own particular taste.

Other:

There is always a potential for the use of asbestos sheeting in properties in terms of improvement made over the years. Care should therefore be taken at the time of undertaking any alterations and this includes where there is artex present as this does have an asbestos content and it is dangerous to release fibres from a health point of view. In older type properties there is a potential for plasterwork to break down in terms of the bond between the plaster and wall itself. This particularly applies to lath and plaster construction and at the time of removal of decorations and wallpaper etc. can lead to a requirement for comprehensive replastering.

D: THE SERVICES AND SITE

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

D1: THE SERVICES**Electricity:**

Where applicable, you should confirm whether or not there is a certificate of completion from an NIC EIC registered electrician confirming that circuits were wired to the appropriate IEE Regulations. It should however be borne in mind that Regulations change frequently and that the wiring circuits may not comply with the latest Regulations. We cannot in any event confirm the condition or functioning of the wiring circuits in the absence of a specialist test. If there is no record of an electrical test having been undertaken with the last five years, the installation should be tested to NIC EIC standards.

The property is believed to be connected to the main electrical supply and we noted that mini circuit breakers have been incorporated in the entrance hall. Please note that without the benefit of a specialist report we are not able to comment on the general condition or standard of installation. If there is no record of an electrical test having been carried out within the past five years, we strongly recommend that a suitably competent electrician (preferably NIC EIC registered) be instructed to undertake functional tests and advise on any recommendations necessary. Thereafter, functional tests should be undertaken every five years.

Gas:

It is recommended that enquiries are made of the local Gas Board with regard to the age and likely condition of all systems and pipework connected to this property and their recommendations followed with regard to checking and servicing systems prior to proceeding further.

The property is believed to be connected to the main gas supply. As a matter of course it is recommended that the entire gas installation be inspected and made good as necessary by a suitably competent CORGI/GAS SAFE registered contractor. Thereafter the installation should be serviced annually.

Water:

The plumbing where visible comprises copper pipework with PVC waste pipes and traps. We found no indication of significant leaking at the time of our survey although the majority of pipework is concealed in ducts and floors and was not accessible for inspection.

Given the concealed nature of plumbing we are not able to categorically confirm that no lead pipework exists within this building. Should this be encountered during any future repairs then consideration should be given to upgrading with modern copper or PVC pipe runs.

The stop cock and other controlling valves have not been inspected or tested for operational effectiveness. It is important that their presence be established in case of bursts or leaks.

Sanitary Fitments:

Sanitary fittings comprise a modern white bathroom suite. This is a retrospectively fitted suite as we suspect that the bathroom was originally located at the rear particularly bearing in mind the location of the soil and vent pipe. A macerator unit has been incorporated which will channel water to the rear of the property to join the soil pipe. We cannot comment on pipe runs and it is always possible that floor joists may have been cut to allow pipes. You should liaise with the current owners regarding this to ensure that no pipes have been cut and that the bathroom was fitted by a competent contractor.

Please note that all seals around sanitary fittings should be maintained intact to prevent the risk of water penetration affecting adjacent timber and plasterwork.

Heating:

Our inspection was naturally limited to areas completely visible and we were therefore unable to inspect plumbing covered eg. by panelling or beneath floorboards etc. We are therefore unable to comment with regard to condition and potential leaking. Naturally in older style properties, it is quite possible that obsolete lead pipework which can have an adverse effect upon health is connected, eg. cold water feed pipework etc. With regard to central heating systems, it is recommended that the system to include all plumbing and radiators etc is fully tested and serviced by a suitable central heating specialist eg. Corgi Approved for gas systems, prior to proceeding further. Recent research suggests the possibility that electro magnetic fields from night storage units may be linked with potential health problems. We suggest that the systems be checked and reference made to any potential health implications prior to proceeding to exchange of contracts.

There is a gas fired central heating system powered by a Worcester Bosch 230 combination boiler located in the kitchen. This supplies domestic hot water to the property and is linked in a circuit to steel panel radiators. Our superficial inspection of this system revealed no indication to suggest any serious defects although functional tests were not carried out at the time of our survey. On this basis you are strongly recommended to instruct a suitably competent CORGI/GAS SAFE registered contractor to carry out appropriate tests, prior to exchange of contracts, to ensure that the system is in satisfactory and safe working order. Thereafter, a regular maintenance contract should be placed with an approved heating engineer.

D2: DRAINAGE

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) Due to the limitations of our inspection a drainage test is recommended prior to proceeding further with the purchase of the property.

The property is believed to be connected to the main drainage supply although these details should be clarified by your legal advisors at the time of local searches/pre contract enquiries. They should also raise as a specific question whether any problems have been encountered with the drainage system on this site.

The PVC soil and ventilation pipe appeared to be in fair condition although it would be prudent to fit a vented cap to the upper part to prevent bird and debris entry.

D3: THE SITE

(Only significant visible defects in boundary fences, walls, retaining walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent) At the time of carrying out searches it is recommended that enquiries are made by your solicitor as to whether the property is affected by potential Mining/Radon/Methane Hazards and on this basis, appropriate tests should be arranged prior to proceeding further. We did not however at the time of our visual inspection note any signs of the property being affected by these defects. The National Radiological Protection Board, Chilton, Didcot, Oxon, can arrange for radon levels to be measured free of charge or contact your local council environmental health officer. Confirm significant planning or highway proposals if known. Suspected contravention of building regulations, possibility of enforcement action and breach of likely planning permission. In the case of converted flats, it is essential to confirm that this property was converted in accordance with Planning, Building and Fire Regulations Approval, applicable at that time.

Garage/outbuildings:

Comment is restricted to important defects, likely to have a material effect on value.

No garages serving the property of which we are aware.

The timber garden shed is in poor condition and should be replaced.

Grounds/ boundaries:

Comment is restricted to important defects, likely to have a material effect on value.

The property is situated in average sized grounds which have been maintained to a reasonable standard although boundaries require overhaul.

Ownership of the various boundaries around the site should be ascertained so that you are aware of your responsibilities in this respect.

There is a Silver Birch tree in the rear garden although this is not considered to be within influencing distance of the property.

Decking has been incorporated at the rear and we did note that this appears to extend over the neighbours boundary. Boundary definitions should be supplied by your legal advisers as you may be required to cut back part of the decking should it be found that it is encroaching.

You have no doubt made your own assessment of the grounds and may wish to carry out some changes in accordance with your own particular requirements.

E: LEGAL AND 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. *You are asked to pay particular attention to the ACTION paragraph at E4 below.*

E1: TENURE

(If any: details and rent(s))

The tenure details are not known and should be investigated by your legal advisers. For the purposes of this report the tenure is assumed to be freehold or long leasehold at a nominal annual ground rent with no unusual or onerous covenants.

Please study the attached Appendix entitled "Leasehold Properties".

E2: REGULATIONS

(e.g. significant Planning or Highway proposals if known. Suspected contravention of Building Regulations, possibility of enforcement action and breach of likely Planning Permission). In the case of converted flats, it is essential to confirm that this property was converted in accordance with Planning, Building and Fire Regulations Approval applicable at that time.

We are not aware of any adverse Planning or other redevelopment proposals directly affecting the property, though no formal enquiries have been made and it is therefore, essential that your Solicitors make appropriate enquiries to the Local Authority regarding these matters.

E3: GUARANTEES

Specific enquiries should be made regarding any guarantees for damp and timber treatment.

E4: OTHER MATTERS

You should immediately pass a copy of this Report to your Legal Advisers with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to in section E1 - 4 above as well as all the assumptions made in arriving at the Market Value (these are noted in Section G1 and the Appendix. Please let us know if any of this information is found to be inaccurate, as this might have an adverse effect on the valuation given in Section G.

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.)

F1: ACTION

Copy of Report to your Legal Advisers:

If, after reading and considering this Report, you are minded to proceed with the purchase, you are advised to send a copy as soon as possible to your Legal Advisers. Please draw their attention to the whole of Section E.

Urgent Repairs:

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive quotations and report for the work specified above, and also the responses from your Legal Advisers, we will be pleased to advise whether or not these would cause us to change the advice or valuation which we give in this Report.

Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

- 1) Overhaul the roof particularly in respect of flashings.
- 2) Repair and redecorate external joinery.

Further Investigation:

D1 - we draw attention to our comments and recommendations relating to the electrical wiring and central heating services and advise that appropriate tests be undertaken, prior to exchange of contracts.

F2: MAINTENANCE CONSIDERATIONS

You will note that we have referred to a number of other defects within our report, all of which will require attention either now or in the foreseeable future. It is recommended that you obtain estimates and reports as appropriate, prior to exchange of contracts in order that you can budget for future expenditure.

F3: OTHER CONSIDERATIONS

We are not aware of any adverse planning, highway or other statutory proposals which are likely to adversely affect the property although these matters should be confirmed by your Solicitor prior to exchange of contracts.

It is important to ascertain as to whether the property is within proximity of a mobile telephone mast. These can be concealed in obscure places to include within chimneys, burglar alarms and drainpipes as well as places such as church spires, petrol station canopies and tree tops. Although current advice is that there is no evidence that these masts threaten health, opposition to them is growing across the UK. Apart from any potential adverse affect upon health there could be an adverse affect upon value.

The National Radiological Protection Board has identified the area in which the property is situated as one which, in more than one percent of dwellings, the levels of Radon gas entering the property may be such that remedial action is recommended. We cannot comment on Radon gas within this property and you may wish for tests to be arranged through The National Radiological Protection Board.

Ownership of the various boundaries around the site should be ascertained so that you are aware of your responsibilities in this respect.

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 standard assumptions* is adopted, subject to any change stated below. Legal Advisers and others who undertaken property conveyancing should be familiar with the assumptions and are responsible for checking those concerning legal matters. *The opinion of the Market Value given below could be affected by the outcome of the 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 to the assumptions made in this Report.*

G1: **MARKET VALUE**

With vacant possession, excluding any development value unless otherwise stated, and excluding the value of carpets, curtains and other sales inducements

We understand that you are proposing to purchase the property for the sum of £xxxxxxxxxxxxxx

G2: **INSURANCE COVER**

This reinstatement figure must not be confused with the valuation at G1. (Including any garage and/or outbuildings, site clearance and professional fees, excluding VAT, except on fees)

We recommend that the property be insured on a reinstatement basis for the sum of £xxxxxxxxxxxxxx

- * 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 advisors', 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

SURVEYORS NAME
AND PROFESSIONAL
QUALIFICATIONS

M O'HARA, BSc MRICS

NAME AND ADDRESS
OF SURVEYOR'S
ORGANISATION

**OSBORNE IRISH ASSOCIATES
89 WHITELADIES ROAD
CLIFTON, BRISTOL, BS8 2NT**

DATE OF REPORT

15th August 2016

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

(No additional to standard Service)

REFERENCE

MOH/NC/16.

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

concerning the material, 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 furnishing, removable fittings and sales incentives of any description

concerning legal matters, that:

The property is sold "with vacant possession" (i.e. 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 trouble- some or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquiries; and all necessary planning permissions and building regulations consents (including consents for alterations) have been obtained and complied with; and

The Property has the right to use the main services on normal terms; and the sewers, main services and roads giving access to the Property have been "adopted" (i.e. are under local authority, not private, control).