



Level 3 Home Survey Report

Client Name:

Property Address:

Date of Inspection:

2nd January 2023

DUNFORD PENROSE SURVEYORS

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Property Address:

A

About the Inspection

This Level 3 Home Survey 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.

As agreed, this report will contain the following:

- A thorough inspection of the property (see “The Inspection” in section M) and
- A detailed report based on the inspection (see “The report” in section M).

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- propose the most probably 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.



About the inspection

Surveyor's Name

Company Name

Date of the inspection

Report Reference number

Related party disclosure

Full address and postcode of the property

Weather conditions when the inspection took place

The weather at the time of the survey was raining following heavy rain in preceding days and the temperature was ten degrees centigrade.

There have been extreme weather conditions in the UK during the course of 2022 including Storm Dudley (14th and 15th February 2022), Storm Eunice (18th February) and Storm Franklin (20th and 21st February) inflicting the worst winds in 30 years; in addition, we have had an exceptionally hot summer with temperatures averaging 30+ for several weeks and even hitting 40 degrees in parts of the country.

Although no damage was evident during the time of the survey this does not mean it will not become evident in the future.

Status of the property when the inspection took place

B

Summary of 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:

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.

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.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Elements not inspected (see “important note” below).

Important note:

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.

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’.

Overall opinion

Our overall opinion of the property including Market Appraisal (Please note a Market Appraisal is subjective, is not an RICS Red Book Valuation and cannot be used for Mortgage underwriting purposes).

This property is a reasonable proposition at £425,000 considering that properties in the near vicinity have sold for similar values, and that *****, a three bedroom with one bathroom house sold for £260,000 in July 2014.

Therefore, I see no reason why there should be any special difficulty on resale in normal market conditions. However, the Coronavirus Pandemic, the end of the Stamp Duty "holiday," rising interest rates and the War in Ukraine are having an impact on the economy and values may be affected.

House prices have reached record highs in 2022 with the supply not meeting the demand which means some properties are being sold at over inflated prices as houses are essentially worth what someone is willing to pay.

The loft space of this property was converted into living space in 1986 and may not have been subject to building regulation consent (generally required to convert loft or attic into a 'liveable space') as completion certificates were generally not introduced until the late 1980's. Requirements such as hard-wired smoke detectors, protected stairway and fire rated - self closing fire doors were typically specified.

As this property is being marketed as a four-bedroom property and two of the bedrooms are located in the loft space, we recommend that you request any records such as drawings, receipts, building control approval or planning consent approvals relating to the loft conversion and ground floor extension from the vendors via your Legal Advisors. Subject to these being produced we would also recommend that you instruct a specialist approved loft/attic contractor to ensure by making any necessary improvements, so that the loft space complies with current fire regulations.

C

Condition Ratings

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

3 Elements that require urgent attention

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

Section of the report	Element No	Element Name
E: Outside the property	E2	Roof Coverings
F: Inside the property	F1 F2 F5 F6	Roof Structure Ceilings Fireplaces Kitchen
G: Services	G1 G4 G5 G8	Electrics Heating Water Heating Other
H: Grounds		

2 Elements that require attention but are not serious or urgent

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

Section of the report	Element No	Element Name
E: Outside the property	E4	Main Walls
F: Inside the property	F8	Bathroom Fittings
G: Services		
H: Grounds		

1 No repair is currently needed

The elements listed here must be maintained in the normal way.

Section of the report	Element No	Element Name
E: Outside the property	E1	Chimney Stacks
	E3	Rainwater Goods
	E5	Windows
	E6	Outside Doors
	E7	Porches & Conservatories
	E8	Other Joinery
	E9	Other
F: Inside the property	F3	Walls & Partitions
	F4	Floors
	F7	Woodwork
	F9	Other
G: Services	G2	Gas/Oil
	G3	Water
	G6	Drainage
	G7	Common services
H: Grounds	H1	Garages
	H2	Permanent Structures
	H3	Other (Boundaries)

NI Elements not inspected

These elements have not been inspected or had limitations.

Section of the report	Element No	Element Name	Reason

Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property. We have listed the repairs necessary in the same order as the report headings as below in the main body of the report.

All costs are estimated and are net of VAT at 20% and any specialist or consultants' fees.

E2 Roof Covering (Moss)	£350
E4 Walls	£250
F1 Roof Structure (Insulation)	£300
F2 Ceilings (Survey only)	£220
F5 Fireplaces	£175
F6 Kitchen (Hob)	Included in G4
G1 Electrics	£300
G4 Heating	£400
G8 Other (Detectors)	£380

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see "What to do now")

See I1, Regulation – Further investigations to be carried out by your Legal Advisor.

Security

None.

D

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

Freehold, two storey, four bedroom, semi detached house with loft conversion.

Approximate year the property was built

1930

Approximate year the property was extended

Side extension and extension of kitchen 2016

Approximate year the property was converted

Loft conversion 1986

Information relevant to flats and maisonettes

Not applicable

Sq M

128

Means of Escape

Main entrance door, double doors from reception room and double doors from kitchen.

Construction

Brick cavity wall with pitched roof and concrete tiles over.

Property Address:

Accommodation**Ground floor:**

Hallway, two reception rooms, kitchen and cloakroom with w.c and washbasin.

First floor:

Stair landing two bedrooms and bathroom with w.c, bath, shower, and washbasin.

Loft conversion:

Stair landing, two bedrooms and bathroom with w.c, shower, and washbasin.

About the property: energy efficiency

Energy Efficiency

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy.

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

Energy efficiency rating

EPC Certificate number - 1190-7008-0422-7299-3023

Valid until - 11 October 2032

Current – 62 D

Potential – 77 C

Environmental Impact (CO²) Rating (EIR)

Current D 5.7 tonnes of CO²

Potential C 3.4 tonnes of CO²

Issues relating to the energy efficiency rating

N/A

Main Services

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

Gas

Electric

Water

Drainage

Central heating

Gas

Electric

Solid fuel

Oil

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

N/A

Other energy matters

N/A

About the property: location

Grounds

Front:

Grass area with borders to the front with driveway to the side with space for one standard family vehicle.

Rear:

Mainly grass with concrete patio area adjacent to the building.

Location

The property is situated in a residential area.

Neighbouring properties are of similar size and type.

Facilities

Nearest shops and other facilities are within local vicinity.

Local environment

The property is situated on a reasonably level site.

Other local factors

Broadband speed

A Standard Broadband speed of 15 Mbps (Download) and 1 Mbps (Upload) is available at this postcode.

Source OFCOM.com

E

Outside the property

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground defects which relate to defective foundations or signs of defective foundations. You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

Our external inspection was limited to those areas that could be seen from ground level within the boundaries or from the public highway and rights of way.

We have inspected the condition of the boundary walls, fences, permanent outbuildings and areas in common (shared) use by walking 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 treated as permanent outbuildings and are therefore inspected, but we do not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

1 2 3 NI

E1 Chimney stacks

There are two brick-built, rendered chimneys, each with lead weather detailing at the junction with the roof tiles.

1

The chimneys appear structurally sound with usual weathering noted. There are two clay pots installed to each chimney, and there is a T.V ariel attached to the front and a satellite dish attached to the rear chimney stack. The weather detailing appears to be in satisfactory condition.



The chimneys appear upright with no signs of any significant bulging, twist or distortion.

A chimney stack is usually the most exposed part of a building and is therefore subject to more driving rain and wind than any other part of the structure and therefore good maintenance will be imperative at all times.

E2 Roof coverings

The roof is pitched and ridged and clad with concrete tiles, all in satisfactory condition.

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering which seems in a satisfactory condition. The verges were visible to the side elevation of the original house and of the side extension. Elevation and were seen to be in a satisfactory condition.

The front roof has three Velux windows, and the rear roof has a Dormer extension with two double glazed windows, all seen to be in satisfactory condition.

There is a significant amount of moss present to both front and rear facing roofs. Water sits in the moss and saturates the tiles inside the internal capillaries, then in weather below freezing, the water expands into ice the tiles shatter or spall. There are various chemical products available to prevent and remove moss though would recommend consulting a local roofing contractor. Do not use, or allow a contractor to use a high pressure hose to remove the moss as it can damage the roof tiles.



3

E3 Rainwater pipes and gutters

Guttering and downpipes are of a plastic type and are shared with the neighbouring property. The pipes are believed to discharge into a main drain, but this should be confirmed by your Legal Advisor during pre-contract enquiries. Rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted. A suitable number of support brackets appear to have been provided at regular intervals. Rain was falling heavily during the inspection and no overflowing or leaks were noted.



As the rainwater goods are shared with the neighbouring property your Legal Advisor should explain all rights and obligations in this respect.

It is recommended that you allow for routine inspection and cleaning out of the gutters, gullies and downpipes at least once a year.

In nature typically having a limited life expectancy of between 10 and 15 years, rainwater pipes and gutters should therefore be treated as an item for routine repair or renewal.

1

E4 Main walls

The main walls are of brick cavity construction and the ground floor extension is of timber and block construction and both are rendered and painted. Openings appear square to the eye with no signs of any significant movement or distortion noted.

2

Small thin cracks to the render were noted to the front elevation above the main entrance, and to the right of the front ground floor window below the sill. Water can access these cracks, then in weather below freezing, the water expands creating further damage and water ingress resulting in damage to the interior of the building. The cracks did not appear to be replicated internally. There are a number of possible causes for these cracks and are currently common following the unusually warm summer.

The foundations have not been exposed during our survey.

We recommend that a contractor is instructed to break into the cracks, clear out debris, fill with a suitable product and decorate. During this process the contractor should be asked to check the condition of the bricks and mortar beneath then further monitor over the next 6 months.



The render to the exterior wall of the kitchen is badly weathered/worn and is in need of decoration to prevent further damage and water ingress.



Walls and openings, where visible, appear satisfactory for a property of this age and type with no signs of any significant movement or distortion noted. The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs, and hedges. An inspection of the external surfaces of the main walls was made from ground level.

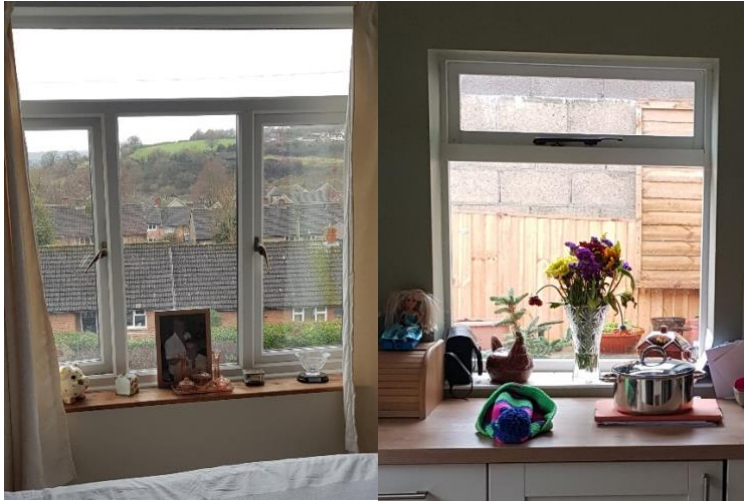
The damp proof course could not be inspected due to the painted render.

No lintels were visible, but it is assumed that these are in satisfactory order as there were no signs of any major cracking or distortion. **Not inspected.**

E5 Windows

The windows are mainly double glazed, white internally and brown externally, with no trickle vents, with locking handles and keys were available. Two of the kitchen windows are single glazed, painted timber type all of which appear to be in satisfactory condition.

1



Window openings are square to the eye with no signs of any significant movement or distortion noted.

Routine maintenance is advised to keep the windows functioning adequately. Hinges and locking mechanisms will need to be regularly lubricated in order to prolong their lifespan and efficacy.

E6 Outside doors (including patio doors)

The entrance door, double doors from reception room and double doors from kitchen to garden are finished in brown externally, white internally and are of uPVC.

1



All doors in satisfactory condition, however, general care and maintenance will be required in order to prolong the life span and functionality of the doors.

E7 Conservatory and porches

Not applicable.

E8 Other joinery and finishes

Soffits and fascias are constructed of uPVC type. These need general maintenance as necessary in order to preserve their lifespan.

1



E9 Other

Front garden:

Mainly grass with flower borders and pathway leading from block paved driveway.

1



Rear Garden:

Concrete patio/yard adjacent to the house with a retaining wall and concrete steps leading to a large area of grass with footpath.



Property Address:

F

Inside the property

Limitations to inspection

Access was obtained to the house and all buildings within the boundary. Pipes behind panels etc could not be inspected.

Internal inspection was limited due to the presence of fitted floor coverings.

1 2 3 NI

F1 Roof structure

The original roof is pitched and ridged, clad with concrete tiles. To the rear, it has in the main, been replaced by a Dormer extension with a pitched roof also with concrete tiles. The front of the roof has also been utilised for living space and has Velux windows which appeared to be in satisfactory condition.

3

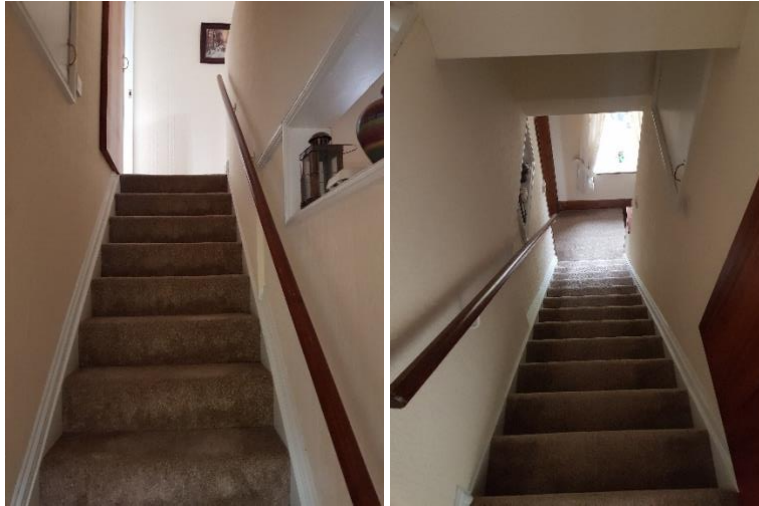


Although the roof space has mostly been utilised for living space access to the remaining roof space was via a loft hatch to the landing. The roof structure is of cut timber construction. Timbers, where visible, are adequately sized and appear to be suitably arranged with no signs of any significant twisting, distortion or deflection noted and there was no evidence of any water ingress. The underfelt is a breathable membrane, and this was seen to be in a satisfactory condition with no rips or tears noted. The party wall sits neatly to the rooflines and forms an adequate fire break.



Access to the space is via an open staircase, the ceilings are of painted plasterboard, and there do not appear to be any hard-wired smoke detection. The loft space of this property was converted into living space in 1986 and may not have been subject to building regulation consent (generally required to convert loft or attic into a 'liveable space') as completion certificates were generally not introduced until the late 1980's. Requirements such as hard wired smoke detectors, protected stairway and fire rated - self closing fire doors were typically specified.

We recommend that you request any records such as drawings, receipts, building control approval or planning consent approvals relating to the loft conversion and ground floor extension from the vendors via your Legal Advisors. **Subject to these being produced we would also recommend that you instruct a specialist approved loft/attic contractor to ensure by making any necessary improvements, that the loft space complies with current fire regulations.**



Moisture readings were taken with a handheld moisture meter and were found to be within normal tolerances, indicating that there is no damp and there were no visual signs of condensation.

There is approximately 100mm insulation which does not meet the current standards for conservation of heat and fuel savings, and it is recommended that this is increased by a further 200mm in order to comply with current Building Regulations.

All timbers must be protected by a product to stop woodworm, we are unaware of any present treatment. Whilst there was no evidence of frass (powdered wood) to indicate ongoing wood-boring beetle activity, roof voids are intrinsically dusty places, and it is possible that the evidence may be concealed.


Request confirmation of Woodworm Treatment Certificate.

F2 Ceilings

Ceilings to the ground floor have a plasterboard painted finish. All ceilings are mainly in a satisfactory condition. Normal maintenance and redecoration must be undertaken as desired.

However, there are textured/Artex ceilings to the bedrooms and bathrooms of the upper floors which are likely to have asbestos content.

3

	
<p>This substance was banned from 1999 but was still used occasionally after this date and as the property precedes this date it could have been used.</p> <p>Asbestos is quite safe unless split or cracked when it becomes dangerous. It should not be tampered with in any way. If it is required to work on the ceiling – a specialist firm must be employed to carry this out.</p>	

F3 Walls and partitions

<p>The internal faces of the outside walls are finished with plaster, board, and paint. Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating.</p> <p>Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and no dampness was recorded.</p> <p>Although during the survey visit no damp was detected older houses (pre-1980's or with solid walls and not boarded) often have damp or moisture within their walls. The purchaser must decide how much dampness or moisture they are willing to accept. Dampness and moisture are not consistent and may appear and disappear during different seasons and weather patterns.</p> <p>You may want to consider getting a damp and moisture specialist to view the internal walls of your property. Do ensure that any airbricks are not blocked as the lack of ventilation is the major cause of moisture or damp.</p>	1
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F4 Floors

<p>Subfloors are of a timber & solid construction, laminate, vinyl, carpet, and ceramic tiles.</p> <p>Where walked upon, suspended floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.</p>	1
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F5 Fireplaces, chimney breasts and flues

<p>There is a brick-built solid fuel fireplace with ceramic tiled hearth and timber surround in the main reception room. We recommend that a HETAS approved contractor is instructed to inspect and sweep the chimney on change of ownership.</p>	3
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Building Regulations stipulate that all rooms containing open flue appliances are provided with adequate permanent external combustion air ventilation to ensure efficient discharge of poisonous flue gases and to reduce the risk of carbon monoxide poisoning. This was not seen, and the adequacy of ventilation must be confirmed. A carbon monoxide alarm should be installed and checked on a regular basis.

F6 Kitchen

Kitchen units fitted are of a traditional type and are in reasonable condition, with a laminate worktops. Storage space in the kitchen is adequate with various cupboards and drawers, all in reasonable condition.

3

Gas hob should be tested on change of ownership.



F7 Woodwork (for example, staircase and joinery)

Doors to the ground floor are timber, two with glazed panels to the ground floor and timber to the upper floors and are in satisfactory condition. There was no twisting and all doors opened and closed correctly. Door openings appear square to the eye with no signs of any significant movement or distortion noted.

1



The windowsills, skirtings and architrave are of painted timber and are in a satisfactory condition. The staircase is of timber type with timber handrail, all seen to be in a satisfactory condition.



All timbers should be tested for woodworm, although we did not find present infestations, that is not to say previously there may have been some. SEE F1.

F8 Bathroom fittings

Tiling where fitted, to the bathrooms is of a ceramic type and appears to be in reasonable condition. The bath, showers, w.c.s and handbasins are all in a reasonable condition. The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of demand, both within the property and in the locality.

2



There were no extractor fans fitted to the bathrooms. Extractor fans are important to be used when the bathroom is in use so that condensation and water vapour is removed. Excess build-up of condensation and water vapour can lead to dampness and mould. The extractor fan will help to stop this problem from occurring.

F9 Other

Not applicable.

G

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 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).

Limitations to inspection

Underground pipes and buried cables were not inspected.

My inspection of the services was visual only and no tests whatsoever were carried out. I would stress that I am not a qualified service engineer. If you require further information and assurances as to the condition and capability of any services or fitments, specialists should be contacted.

1 2 3 NI

G1 Electricity

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

Mains electric with meter is located in a wall mounted cabinet on the rear kitchen wall and the consumer unit is located in a cupboard above the internal kitchen doorway.



3



The board is an older type with MCB's fuses.

If any Electrical works have been undertaken at any point in the property for example:

- A newly installed installation.
- When any new single or multiple circuits are being added to an existing installation.
- When there is a change of distribution board (consumer unit).

Then an EIC (Electrical Installation Certificate) would be supplied, and it is a requirement for notifiable works undertaken to be reported to the Council Building Control department.

Faulty and old wiring is one of the main causes of electrical fires in the home. You can reduce the risk of a fire by checking the condition of your cables, switches, sockets, and other accessories regularly.

It is strongly advised that an EICR (Electrical Inspection Condition Report) is obtained before exchange of contracts.

Advice may include changing a distribution box/consumer unit from a plastic or older fused type to a metal Edition 18 version based on its location within the property or the properties use.

The five main aims of EICR are to:

- Record the results of the inspection and testing to make sure the electrical installation is safe to be used until the next inspection (following any work needed to make it safe).
- Find any damage and wear and tear that might affect safety and report it.
- Find any parts of the electrical installation that do not meet the IET Wiring Regulations.
- Help find anything that may cause electric shocks and high temperatures.
- Provide an important record of the installation at the time of the inspection, and for inspection testing in the future.

G2 Gas

Safety Warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained, and serviced by a registered 'competent person' and 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 OFTEC for oil installations.

Gas is brought to the property by underground pipe to a meter located in a wall mounted cabinet to the side of the building.

1



G3 Water

Cold water is supplied directly from the mains.

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

The location of the internal stop cock is in the ground floor cloakroom.

1

G4 Heating

An IDEAL gas boiler is mounted in the ground floor cloakroom lobby.

Age – Unknown

Service History – Unknown



Gas Safe Certificates should be seen. If not, the vendor must make them available to their Legal Advisor or failing that the vendor may have to service the boiler at their own expense.

3

G5 Water heating

Water is heated on demand by the boiler and stored in a hot water tank in a cupboard on the landing.

3

Property Address:



Certificates should be seen. If not, the vendor must make them available to their Legal Advisor or failing that a vendor may have to service the hot water tank at their own expense.

G6 Drainage

The property is connected to the mains drains. Sinks and wash hand basins drained promptly suggesting that there are no current blockages from the house. The inspection chamber, located in the front garden was inspected and found to be clear and free flowing.

1



G7 Common Services

Not applicable.

G8 Other services/features

Building Regulations state that it is 'Highly Advisable' for owner occupied properties to have smoke detectors on each floor. This is mandatory if properties are going to be rented out.

Building Regulations make it mandatory that carbon monoxide alarms are placed near any open flue - ie open fire, gas fire and solid fuel/wood burner stove and also by any oil or gas boiler.

Whilst there are smoke detectors and carbon monoxide detectors fitted to the property, these have a limited life expectancy, and we therefore recommend that these are renewed at change of ownership as a life safety system.

3

Property Address:

H

Grounds (including shared areas for flats)

Limitations to inspection

External inspection has been from ground level within the boundaries or from public highway or rights of way.

1 2 3 NI

H1 Garages

Not applicable.

H2 Permanent outbuildings and other structures

There are two timber structures in the rear garden. In the patio area, there is a standard timber garden shed with a felt roof, which appears to be in reasonable condition. At the rear of the garden there is a large painted timber construction with a tiled roof currently used to house pigeons which, other than some decoration, also appears to be in reasonable condition.

1



H3 Other

Boundaries:

The front boundary is defined by a stone wall and the threshold between blockwork drive and public footpath.

1



The rear boundary is defined by a large hedge and wire fencing behind the timber garden structure.



Your Legal Advisor should confirm all boundaries to you, including any rights of way and obligations for the maintenance of fences.

Pathways:

There is a small concrete pathway along the front of the property, stone pathway to the side and a concrete pathway running centrally in the rear garden. There is a concrete patio area adjacent to the building. All these pathways were seen to be in a satisfactory condition.



General on-going maintenance is required in order to maintain the useability and the life expectancy of the paths and patio.

Issues for your Legal Advisors

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

I1 Regulation

Your Legal Advisor should confirm whether there are any records of the service history of key appliances in the property e.g the boiler, the hot water tank and any other key appliances that are within the property.

I2 Guarantees

Your Legal Advisor should confirm with the vendor what works / improvements have been undertaken on the property over the last 6 years and to provide any relevant Guarantees / Warranties linked to these works / improvements (e.g., FENSA Window Guarantees, LABC, Products and Works Guarantees such as Damp-Proof Course etc).

I3 Other matters

Your Legal Advisor should explain your rights and obligations in respect of the party wall aspects of the property.

Your Legal Advisor should confirm the location, liability for maintenance and upkeep of all boundaries.

Your Legal Advisor should check for any outstanding planning applications.

J

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, having existed for some time and which cannot be reasonably changed.

J1 Risks to the building

Structural movement:

I can find no evidence of movement to the structure of the building.

No evidence of serious settlement or ground heave was found to the property at the time of my inspection.

Dampness:

Walls are brick, plaster, board, paint. Subject to this the walls were tested, and no dampness was noted.

Timber defects:

No evidence of timber defects to the construction and fabric of the property.

J2 Risks to the grounds

Contamination:

I am not aware of any contamination affecting the property, but it is recommended that an Environmental Search Report be obtained.

Flooding:

According to the Environment Agency (the Government organisation responsible for flood control), the property is in an area that is at:

Rivers and Seas:

Very Low - means less than 0.1% likelihood of flooding.

Surface Water – sometimes known as 'Flash Flooding'.

Very Low - means less than 0.1% likelihood of flooding within 20m radius of the property.

Japanese Knotweed:

Japanese Knotweed is a highly invasive non-native plant which is now widespread throughout the UK. The plant has extensive root systems from which it easily regenerates, and it is very easily spread, even from small sections of stem or root. The plant is very difficult and costly to eradicate once established and can cause damage to building structures, underground services such as drains and to paved areas. No specific site inspection or survey has been carried out for Knotweed. If you require assurance on this point, it is recommended that you arrange for a close inspection of the land and site boundaries.

You should ask your Legal Advisor to ask whether there is a Japanese Knotweed management plan or any associated warranty/guarantee relating to the property or neighbouring properties.

J3 Risks to people

Asbestos:

Possible asbestos was noted in the ceilings of the upper floors SEE F2.

Health and safety advice:

No issues or trip hazard found.

J4 Other risks or hazards

Change smoke alarms/CO detectors - Life safety systems - See G8.

K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1 Insulation

Walls as built. Brick cavity walls. 100mm roof insulation.	
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K2 Heating

IDEAL gas boiler. Steel radiators. TRVs (Thermostatic Radiator Valves).	
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K3 Lighting

LED lighting is in 63% fixed outlets.	
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K4 Ventilation

As per build. Extractor hood in kitchen.	
--	--

K5 General

<p>It is important to try to reduce your carbon footprint and to reduce your energy costs. You should review your EPC recommendations in this respect and consider the following in addition:</p> <ul style="list-style-type: none"> • Double or triple glazed windows • Energy-efficient lighting • Loft/cavity wall insulation • Energy efficient appliances • Solar panels • Air source heat pumps • Geothermal heating <p>These measures should be considered on a costs vs benefits analysis basis.</p>	
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Surveyor's declaration

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

Signature

For and on behalf of

Company

Dunford Penrose Surveyors Ltd Company No 13679405

Address

Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21 8UQ

Email

tony@dunfordpenrosesurveyors.com

Telephone

0203 662 6586

Website

www.dunfordpenrosesurveyors.com

Client's Name

Property Address

Date this report was produced

4th January 2023

This report has been prepared by Dunford Penrose Surveyors Ltd, Company no 13679405. The statements and opinions expressed in this report are expressed on behalf of the company, who accepts full responsibility for these, errors and omissions excepted. To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence. Dunford Penrose Surveyors Ltd gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its Advisors. Any such liability is expressly disclaimed.

Property Address:

What to do now

If you are a prospective or current homeowner who has chosen a Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

Who you should use for these further investigations

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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal Advisors before entering into any binding contract or purchase.

Description of the Level 3 Home Survey Service

The service

The Level 3 Home Survey includes:

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

The surveyor who provides the Level 3 Home Survey aims 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.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase consider what further advice you should take before committing to purchase the property.

Any extra services provided that are not covered by the terms and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, 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. The under-floor areas are inspected where there is safe access.

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 a 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.

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; the plumbing, heating, or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler, or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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

Flats

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

Dangerous materials, contamination, and environmental issues.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends 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 these materials have been used, the surveyor must report his 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/ With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

The surveyor produces a report of the results of inspection for you to use but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A About the inspection
- B Summary of condition ratings
- C Overall opinion and condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal Advisors
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the Level 3 Home survey services
- Standard terms of engagement
- Typical house diagram

Condition ratings

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

Condition rating 3 - defects that are serious and/or need to be repaired, replaced, or investigated urgently.

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 - 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.

The surveyor may report on the cost of any work to put right defects (where agreed) but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal Advisors

The surveyor does not act as 'the legal Advisor' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal Advisors may need to investigate

further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

To the extent that any part of this notification is a restriction of liability within the meaning of the consumer rights act 2015 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal Advisors. This general advice is given in the 'Leasehold properties advice' document.

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, having existed for some time and which cannot reasonably be changed.

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

Standard terms of engagement

The service – the surveyor provides only the standard Level 3 Home Survey Service ('the service') described here, unless you and the surveyor agree 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:

- re-inspection
- detailed specific issue reports

- 1 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 2 **Terms of payment** – the fee for this service has been quoted to you via email and should be paid via Bank Transfer or Credit/Debit card (over the phone) before the survey takes place.
- 3 **Cancelling this contract** – You have 14 days in which to cancel this contract which starts from the date on which this contract is entered into. You agree to the services commencing from the date of this contact, even if this is within the cancellation period. You understand that you will lose your right to change your mind in relation to the services once the services are complete and you will be required to pay for any services provided within the cancellation period. Should you wish to cancel this service, please inform us in writing using the following format:

CUSTOMER CANCELLATION NOTICE

Name of Customer:

Address of Customer:

I/We hereby give notice that I/We wish to cancel my/our contract dated:

Customer Signature:

Date:

This notice should be sent to Dunford Penrose Surveyors Ltd,
Worthy House, 14 Winchester Road, Basingstoke, Hampshire
RG21 8UQ

Tel: 07900 882371

Email: rosanna@dunfordpenrosesurveyors.com

Refund Policy: No survey - No fee. We request full payment ahead of the Survey - this must be done at least 48 hours prior to guarantee the slot. If you decide to cancel, you will be refunded in full and will not be charged a cancellation fee except if you cancel on the day of the Survey and the Surveyor is onsite. In this instance, you will be charged £100 to cover the costs incurred by the Surveyor.

- 4 The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a Level 2 Home Survey Report, rather than the Level 3 Home Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

- 5 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else, errors and omissions excepted.
Dunford Penrose Surveyors Ltd expressly forbid the report or any of its contents to be sold on to any other party.

Complaints Handling Procedure:

As a regulated RICS Firm, we have in place a CHP which meets the regulatory requirements. Our CHP has two stages.

Stage one of the CHP gives our firm the opportunity to review and consider your complaint in full. Our firm will try to resolve your complaint to your satisfaction. If you are not happy with our response, you will have the opportunity to take your complaint to stage two. Stage two gives you, the client, the opportunity to have your complaint reviewed and considered by an independent redress provider, approved by RICS.

Stage One:

If you have spoken to us about your complaint, please put the details of your complaint in writing. Any complaints regarding a report should be made within 14 days of receipt of the report.

We ask that you put your complaint in writing to make sure that we have a full understanding of the reasons for your complaint.

Please send your written complaint to:

Charles Ostroumoff, Director, Dunford Penrose Surveyors Ltd
Worthy House, 14 Winchester Road, Basingstoke, Hampshire RG21
8UQ

Tel: 07973782514

Email: charles@dunfordpenrosesurveyors.com

Website: www.dunfordpenrosesurveyors.com

We will consider your complaint as quickly as possible and will acknowledge receipt of your complaint within 7 days. If we are not able to give you a full response, we will update you within 28 days.

Stage Two:

If we are unable to agree on how to resolve your complaint, then you should address your complaint to the:

CEDR (Centre for Effective Dispute
Resolution) <https://www.cedr.com/consumer/rics/>

an ADR (Alternative Dispute Resolution) provider, as approved by RICS Regulatory Board.

DISCLAIMERS

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Dunford Penrose Surveyors Ltd gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its Advisors. Any such liability is expressly disclaimed.

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

Property Diagram

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

