Proenergis Chartered Surveyors

Address of Property:
26 Example Road
Nottingham
NG3 9ZJ

Name of Client:
Sarah Smith

Housebuyers Report.

Level 2 Survey

RICS®

INTRODUCTION

Making the most of your report

This report format has been designed in line with comments from our clients. Our aim is to provide advice and information on your proposed new home, its construction, the materials used and its condition in a format that is clear and easy to understand.

A plain English style

We try wherever possible to use a plain English style and avoid jargon, but we do need sometimes to use technical terms to describe parts of the building. Before you start to read the report, take a look at the “House Diagram”. This will help you understand some of the technical terms in the report. We would of course be pleased to discuss any aspect of the report with you further.

Advice on repairs and faults

The construction style of the building and the defects found are shown in the report and given repair categories. The summary section easily shows you which parts of the property are in need of repair or further investigation. The report will identify what we consider to be any significant issues that would concern a normal purchaser. We do not attempt to catalogue every small defect or comment on items that would not affect your decision to buy the property. Some minor defects or works of routine maintenance therefore may not be mentioned.

Extra construction facts

In the APPENDIX we incorporate important extra advice and useful general maintenance notes. Please read all parts of your report carefully and feel free to contact us to discuss any matters.

Repairs and Further Investigations

Remember this is just a guide but it should help you prioritise the repairs listed. Take special note of items with a **Category 3** rating as further investigations may be needed by a specialist contractor before you proceed further. Any **Category 2** ratings will require a quote to be obtained before you are legally obliged to purchase the property so you know how much repairs are going to cost you. You are strongly advised to obtain all quotations and conclude all further investigations before exchange of contracts for any item given these categories. Please note that we do not generally comment on minor items that would not normally be a matter for renegotiation of the purchase price.

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1a Information and Scope of Survey

Surveyor's name:	Robert Green BSc MRICS
Surveyor's RICS no:	1126269
Company Name:	Proenergis Ltd 3 Park St Nottingham NG7 2FQ
Date of Inspection:	29th March 2025
Report ref no:	RG3522

Related party disclosure:

We recommend that you forward a copy of this report to your Conveyancer.

Weather conditions when inspection took place:

Dry and overcast.

The status of the property when the inspection took place:

The owners were present during our inspection. We have not moved carpets, floor coverings, stored items, furniture or loft insulation as part of our inspection.

1b Scope of the Survey

This report is prepared in accordance with the **Terms of Business** provided to you and agreed before the survey. A brief overview of the terms and description of service are provided here for you. Please note that the terms originally sent to you before you instructed us take precedence over these terms as they may be more current.

References are made to 'visual inspection', this refers to inspection and subsequent comment on items of the property which are observed from ground level within the boundaries of the subject property or adjoining public land. References within the report, to left & right are given assuming facing the front of the property.

The Inspection is only carried out with the occupier's permission, no damage shall be caused to the building or its contents. The surveyor will not endanger either themselves or the occupiers. We can only comment on items that are accessible to us. Heavy furniture, heavy manholes, and stored items are not moved, loft insulation and carpets are not rolled back. Unless identified within the report, it will be assumed that no hazardous or harmful materials have been used in the construction of the property. The presence, and or consequence of any site contamination will not be researched.

Items such as TV aerials, cable TV and internet connections, together with fire alarms, and smoke detection units are not inspected. Leisure facilities such as swimming pools, hot tubs etc are also excluded from the report. We do not discuss interior decorations and finishes.

Scope of Inspection

Part of the Property	**This is our standard inspection.**
Chimney stacks	Visually inspected from ground height only, with the use of binoculars.
Roof including roof space	Pitched / sloping roof coverings will only be visually inspected from ground height, with the use of binoculars. Flat roofs will only be inspected by the use of a 3m ladder or from vantage points within the subject property. Roof/loft spaces will be visually inspected from the hatch area, unless it is safe to fully enter. Where joists are covered in insulation we will not fully enter. The hatch will only be accessed if it is accessible by a 3m ladder.
Rainwater fittings	Visually inspected from ground height, with the use of binoculars.
Main walls	Visually inspected from ground height with the use of binoculars. Foundations and concealed parts of the structure of the property will not be inspected.
Windows, external doors & joinery	A random sample of the windows and all doors will be opened when possible, and keys are available. Doors and windows will not be forced open and / or damaged. Visually inspected externally from ground height, with the use of binoculars.
External decorations	Visually inspected from ground height, with the use of binoculars.
Conservatories	Visual inspection.
Garages & permanent outbuildings	Visual inspection
Outside areas & boundaries	Visual inspection.
Drainage	Inspection chambers will be lifted where possible (unless inset with pavings) and visible pipework will be visually

	inspected. Private drainage systems/septic tanks will not be inspected, nor will systems at blocks of flats.
Ceilings	Visual inspection.
Internal walls & decorations	Visual inspection, and inspected for dampness using a meter.
Floors including sub floors	No floor coverings or carpets will be lifted. Surfaces of exposed floors will have a visual inspection. Spaces between floors will only be inspected from easily accessible inspection hatches. Floorboards are not lifted.
Internal joinery & kitchen fittings	Built in units and cupboards will be inspected, however no stored items will be removed. Kitchen fittings will be inspected, but no inspection, test or comment can be made on appliances.
Chimney breasts & fireplaces	Visual inspection of the exterior. No testing of flues or flue fittings will be carried out. None of the internal aspects of the chimney breast or flue will be inspected.
Cellars	Where there is safe access, the cellar will be entered and a visual inspection will be carried out.
Electricity	No tests whatsoever will be carried out to the system, alarms or appliances. Visual inspection of the exposed aspects will take place; however, no fittings will be removed.
Gas	No tests whatsoever will be carried out to either the installation or appliances. A visual inspection of exposed aspects will take place.
Water, plumbing & bathroom fittings	A visual inspection of the accessible pipework, water tanks, cylinders and fittings – without the removal of insulation. Taps will be operated individually, however stopcocks and control valves will not be tested. W/C's will be flushed.
Heating & hot water	No tests whatsoever will be carried out to the system or appliances. Accessible parts of the system will be visually inspected.
Flats	Roof spaces will not be entered unless the access is from within the subject flat. Flats and communal areas providing access to the subject flat will be inspected as outlined above. Communal drainage will not be inspected. Flats roofs on blocks of flats will not be inspected. The block which the subject property is found will be inspected, including external communal areas, to the extent that an opinion can be given on its overall condition and the general standard of repairs & maintenance.

It is sometimes not possible to inspect a property as specified above. If this is the case, then the Surveyor shall make specific comment to this within the report.

What this report tells you.

This report tells you:

- ❖ About the construction and condition of the property.
- ❖ Whether more quotes, enquiries or investigations are needed

The report's main aim is to tell you about any defects that need urgent attention or are serious and would normally affect the price paid. It also tells you about things that need further investigation to prevent damage to the structure of the building. Minor items are generally not reported.

The report applies **'condition ratings'** to the major parts of the main building. The property is broken down into separate elements, and each element will be given a condition rating:

Category 3	Category 2	Category 1
Defects which are serious and/or need to be repaired, replaced or investigated urgently before purchase.	Defects that require repairs or replacement. Quotes are required before purchase with the work undertaken after occupation.	No immediate action or repair is needed. The property must be repaired and maintained in the normal way.

What this report does not tell you:

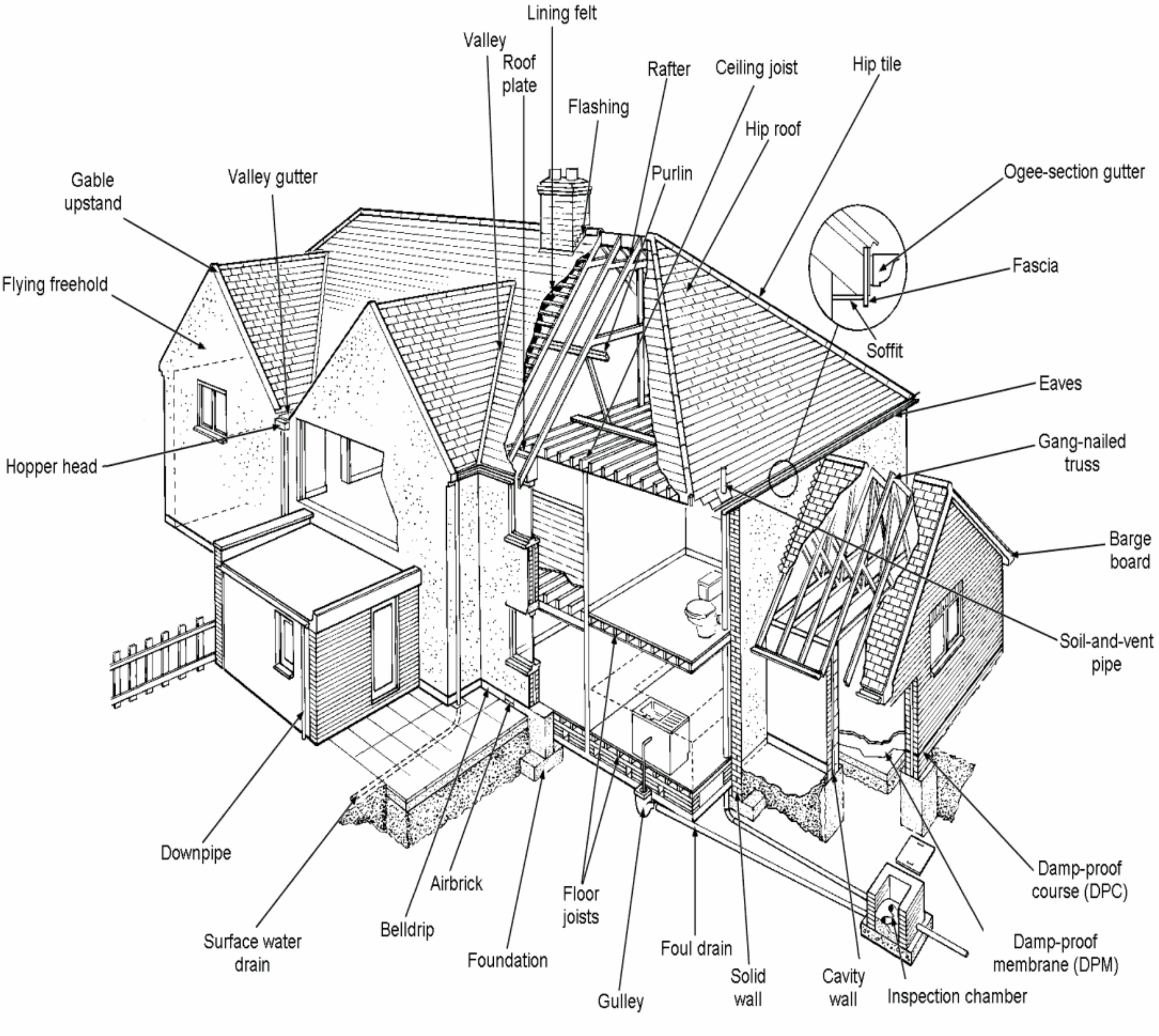
It does not generally tell you about minor defects that would not affect the value or a normal purchaser's decision to proceed. The purpose of the report is to allow you to make a reasoned judgment about whether to proceed with your purchase. It concentrates on significant defects which may be costly to repair. It is not intended to be a schedule of condition or snagging list which identifies every minor defect. Minor defects are generally not commented upon.

- A valuation of the property is not included, nor is a rebuilding cost calculation.
- The report does not give advice on the cost of any repair work or the types of repair which should be used.
- The report is not an asbestos inspection nor will it investigate environmental or legal issues.

If you need advice on subjects that are not covered by the Housebuyers Report, you must arrange for it to be provided separately.

The Report will provide a summary of information regarding the condition of the property as detailed above, on the day of inspection. We will also provide information on accommodation, general construction, location & neighbouring areas.

Example House Diagram Showing Building Elements:



2 The Property and Location

Type of Property:

A traditionally built three storey semi-detached house.

Approximate year the property was built:

Thought to be circa 1900. The precise date of construction will be in the deeds.

Approximate year the property was extended:

N/A.

Accommodation:								
Floor	Living Rooms	Bedrooms	Bath or Shower	Separate WC	Kitchen	Utility Room	Conservatory	Other
L.Ground								
Ground	2				1			
First		2	1	1				
Second		2						
Third								
Other								

Construction:

The external walls appear to be of traditional solid brickwork.
The roof is pitched and is covered with slates.
The floors are of solid and suspended timber construction.
The windows are of double-glazed plastic construction.

Garage and grounds:

The property has a small front forecourt and a private enclosed rear garden. There is a shared driveway to the side.

Location:

The property is situated in an established residential area amongst similar property.

Facilities:

There are reasonable facilities and amenities in the locality.

Local environment:

The general area has been historically mined for coal abstraction and your Solicitor should obtain a mining report. We are not aware of any adverse environmental issues in this location. We have not undertaken any form of environmental survey or undertaken any detailed research. We are not aware of any history of flooding but your Conveyancer will enquire on your behalf. You can check the flooding risk here: https://check-long-term-floodrisk.service.gov.uk/risk#

Energy efficiency:

A specialist Energy Assessor will have visited the property to produce an Energy Performance Certificate (EPC). Therefore, we no longer comment on insulation and energy saving issues in detail as these areas are fully covered by the EPC. You should either ask the Estate Agent for the full document or you can download one online at: https://www.epcregister.com/reportSearchAddressByPostcode.html You should consider undertaking the various recommended improvements. The property has a current Energy Rating of **D** according to the Energy Performance Certificate. The certificate appears to be accurate as far as we can ascertain, however we are not accredited Energy Assessors nor have we undertaken a detailed energy assessment or calculations as part of our inspection. Further advice can be obtained from the Assessor who produced the EPC. The Government may introduce a minimum energy rating in the future for properties to be let.

Rebuilding cost:

We do not undertake any form of valuation of the property, however, you can calculate the rebuilding cost for insurance purposes free of charge by using the BCIS web site: https://calculator.bcis.co.uk/

3 The Surveyors Opinion of the Property

This is a traditional semi-detached house situated in an established and popular residential location.

The property was found to be structurally satisfactory with no major repairs required. We can see no reason as to why you should not proceed with your purchase. We do not foresee any difficulties upon resale in normal market conditions as long as the property is well maintained. There are however some minor repairs required and we discuss these later within the report.

4 Property Condition Summary

Category 3	**Category 2**	**Category 1**
Items which need to be fully investigated and the work concluded before exchange of contracts.	Defects that require quotes to be obtained before exchange of contracts. The work can be undertaken after purchase.	No immediate action or repair is needed. The property must be repaired and maintained in the normal way. This may include some minor defects.
Precautionary tests are recommended for the following as Surveyors are not legally permitted to undertake any tests on boilers/gas using appliances or electrical systems. If we have identified any specific defects these will be mentioned within the body of the report. 7A Electricity 7B Gas 7D Heating	5B Roof coverings 5D Main walls 6D Dampness	All other parts are Category 1 unless noted under Category 2 or 3. You will need to carry out normal works of maintenance to the property. Minor repairs may be needed but no quotes are required.

5 The Exterior

5A. Chimney Stacks: **Category: 1**

The chimneys have been inspected from ground level only. We have not tested or inspected the internal flues.

The property has three chimney stacks. The stacks appear to be in generally satisfactory condition with no evidence of significant defect noted. We cannot see the tops of the stacks. Please see our later comments in Section 6D.

The lead flashings are satisfactory with no signs of any internal water penetration. However, lead tends to work loose over time to both chimney and roof flashings due to thermal movement and occasional re-fixing may be needed to minimise the risks of dampness and timber deterioration. Repairs are best undertaken with a flexible sealer, rather than mortar, as it will allow for movement of the lead and will not corrode or stain the metal.

5B. Roof Coverings: **Category: 2**

The roof has been inspected from ground level only.

The most common types of roof coverings in use are slates and tiles. Tiles can be formed in either clay or concrete with a flat or profiled shape. Slates can either be natural or man made. Flat roofs are usually covered in felt, fibreglass or rubber membranes. Pitched roof coverings are hung on timber battens. Where the roof is felt lined we cannot see the battens to assess their condition.

The roof is a pitched (sloping) timber-framed structure, covered with slates. The condition of the roof coverings is considered to be generally satisfactory with no evidence of significant defect or leakage noted. There are however a small number of slipping slates to the rear roof slope and some slates are held in place with metal tingles. A roofing contractor now needs to inspect the roof and provide a quotation for repairing the slipping slates. It must be accepted that any property of this age with an original slate covered roof is likely to need periodic repairs to slipping slates. This occurs when the nails holding the slates rust through allowing the slates to slip out of place.

There is a small shrub growing out of the wall beneath the rear gutter that needs to be removed.

5C. Rainwater Pipes and Gutters: **Category: 1**

It was not raining during our inspection and we therefore cannot be fully certain that all joints are fully watertight.

Inadequate disposal of rainwater can cause serious problems in a building including dampness, timber decay and structural movement. Keeping gutters and downpipes clean and in good order is always important. Gutters and downpipes are most commonly constructed in metal or plastic.

The gutters and downpipes to this property are constructed from plastic and cast iron and appear to be generally free from defect or serious leakage.

Annual clearance of accumulated debris to all gutters would be prudent.

5D. Main Walls: **Category: 2**

Traditionally, most domestic property in this country was built in solid brick construction, which means that the bricks are laid in such a way that they run through the depth of the wall. Solid walls are structurally robust but can sometimes be more prone to condensation and penetrating dampness than cavity walls. After the war, cavity walls became the normal form of construction.

Cavity walls are constructed with two separate leaves of brick and/or blockwork with a gap between. The benefits of the cavity are that the wall cannot let water soak through whilst the air in the cavity offers improved insulation standards. Where the external brickwork cannot be seen or is rendered/clad externally, the precise form of construction of a wall can sometimes be difficult to assess.

The external walls to the property appear to be of traditional solid brickwork. The walls appeared to be generally satisfactory with no evidence of significant structural movement or other defect noted. There is some erosion to the brickwork on the right side of the property and the worst of the bricks need to be cut out and replaced. We refer you to Section 6D.

The property appears to have an engineering brick damp proof course at low level to prevent ground water from rising up the walls. If we found any dampness in the property this will be discussed in Section 6D.

5E. Windows: **Category: 1**

The windows to the property are of double-glazed plastic. The windows are considered to be in a generally serviceable condition with no evidence of significant defects noted.

The seals around the edges of double-glazed sealed units can fail allowing moisture to penetrate between the panes of glass, which results in misting and condensation. Whilst unsightly, this is not serious, although replacement of affected panes (not the frames) is the only possible repair. This is relatively low cost.

Since April 2002, replacement windows should have either been installed by a contractor registered under the Government's Competent Person Scheme, such as FENSA, or have Building Regulation approval. Your legal adviser should confirm that these requirements have been met. This does not include replacing broken panes of glass or repairing sections of the frame, but applies to the complete replacement of the frame and glazing. You may wish to enquire about the availability of any guarantees for the installation.

We cannot always see if there is suitable lintol support over window and door openings. Unless cracking or distortion are visible we must assume that the support to the wall above is adequate.

5F. Movement: **Category: 1**

There are many causes of structural movement in buildings. Thermal movement is the expansion and contraction of building materials due to changes in temperature. Settlement is where a new structure is built and the structure adjusts to its load and the weight pressing on the ground below. Subsidence/Heave are caused by changes in soil conditions beneath the foundations either sinking or being forced upwards. Cavity wall tie failure is where there is significant corrosion or failure of wall ties causing bulging or cracking in the external walls.

Although foundations have not been exposed, we have inspected the property both internally and externally to assess whether it is structurally sound. We are therefore able to assess whether any structural movement has been identified and whether this is significant or not.

There is no evidence of significant structural movement at this property. There is a minor hairline crack over the rear reception window however this is not considered to be progressive, and no repairs are required.

5G. Outside Doors (including patio doors): **Category: 1**

The external doors to the property are of aluminium and timber construction. These are in satisfactory condition with no significant defects.

5H. Conservatory and Porches:

There is no conservatory or enclosed porch at this property.

5I. Other Joinery and Finishes: **Category: 1**

We have inspected the roof edge from ground level.

The exterior joinery to the roof edge appears to be in a generally satisfactory condition.

External decoration is considered to be in satisfactory order at present.

6 The Interior

I could not fully inspect the roof space because of insulation covering the ceilings.

6A. Roof Structure: **Category: 1**

Where ceiling joists are covered by insulation we will only inspect the roof space from the loft hatch and not fully enter.

The roof space was accessed via the hatch in the landing ceiling.

The roof has a timber framed structure that appears to be coping with the loading as there was no evidence of bowing or distortion to indicate any weakness with the roof timbers.

6B. Ceilings: **Category: 1**

The ceilings to the property are of mixed lath and plaster and plasterboard construction covered with a thin skim coat of plaster.

The ceilings are considered to be in a generally satisfactory and serviceable condition with no evidence of significant cracking or loosening of the plaster.

6C. Walls and Partitions:

Category: 1

The internal face of the external walls and internal partitions have a plastered finish.

The internal walls are of mixed solid masonry and timber studwork construction. These appear to be in a generally acceptable condition with no evidence of significant structural movement, cracking or other significant defect.

A load bearing wall has been removed within the kitchen. There is no sign of any problem with the work, but Building Regulation Approval would have been required for this and for the opening for the bi-fold doors and this should be checked by your Conveyancer.

6D. Dampness and Timber Decay:

Category: 2

All accessible parts of the property have been inspected for dampness, timber decay and wood-boring insect infestation. However, we cannot access every part of a building and we are unable to assess whether defects are present in any concealed or covered areas. Some repairs or treatments may be required if these areas (such as under timber floors) are exposed in the future. Dampness in a building is of concern as timbers in contact with damp walls can rot, often out of sight.

There are often low levels of atmospheric moisture found in building materials due to their inherently absorbent nature. This is more common in older buildings. We are only concerned with dampness in a building that could cause timber decay to the structure. Low levels of background atmospheric moisture must be simply tolerated as this is often just related to the nature of materials used in the construction.

We undertook an inspection for dampness using an electronic moisture meter where we were able to access the walls without moving furniture. We found no evidence of rising or penetrating dampness in this property.

We found no evidence of significant timber decay or active wood boring insect activity in the areas accessible to us.

There is what appears to be some small patches of condensation related dampness in the rear reception room to the right side walls. It is very difficult to assess whether dampness is related to condensation or minor rising dampness without testing the plaster for salt content which is beyond the scope of our report. If you require further clarification then an inspection by a specialist in dampness eradication should be undertaken before purchase. Condensation can be a problem for some occupiers where a large amount of water vapour is produced but the house is not adequately ventilated. Activities such as cooking without lids on pans, bathing without ventilation/extraction and drying clothes in the house without ventilation are all typical causes. A balance of heating and adequate ventilation should prevent any problems. Bedrooms should have some fresh airflow at night and allow a full air change in the mornings to remove moist air.

It is important when purchasing any property to ensure you heat the property at levels that prevent condensation forming. This often requires the heating to be run for longer periods of times, rather than just for an hour or two in the morning and an hour or two in the evening. Not maintaining the temperature of a property internally risks allowing condensation to form. Older properties are usually less efficient than modern properties and therefore the costs to run older buildings at a constant temperature to reduce the risk of significant condensation will be higher.

It should be noted that in older houses, patches of condensation related dampness can come and go seasonally on colder surfaces. This is very common to chimney breasts and on external walls. In older houses a more even temperature should be maintained rather than allowing a warm/cold temperature cycle.

There is dampness to the right side walls externally following the line of the chimney flues internally related to salts from old combustion deposits. This dampness has caused the brickwork to start to erode. Vents are needed to each sealed fireplace and to the top of each flue on the stack to help reduce the moisture. A quote should now be obtained from a building contractor.

6E. Flooring:

Category 1

We have not rolled back carpets or cleared rooms of furniture as part of our survey.

The ground floors to the property are of mixed solid and suspended timber construction. The floors appear to be generally firm and level underfoot.

There are adequate external sub floor vents serving the timber floors. Sub floor ventilation is important to prevent moist conditions which can cause floors to rot.

The upper floors are of suspended timber and are generally firm and level and should be capable of coping with normal domestic loadings.

6F. Cellar:

Category: 1

The cellar is accessed off the kitchen. This is in satisfactory condition for storage purposes. It should be noted that cellars are always damp places and levels of moisture may change seasonally.

6G. Fireplaces, Chimney Breasts and Flues:

Category: 1

There are no open fireplaces currently within the property.

Any disused flues should be provided with a ventilated cap to the chimney pot to prevent rain entering. Any sealed flues or sealed former fireplaces should have an air vent at low level to allow air to circulate within the flue to manage moisture. Old chimney flues can often be affected by salts and other chemicals from years of burning solid fuels. Damp patches can therefore appear on chimney breasts dependant upon levels of humidity in the property and can come and go seasonally.

6H. Built-in Fittings (kitchen and other fittings, not including appliances): **Category: 1**

The kitchen is to a reasonable standard and quality for the property.

6I. Woodwork (for example, staircase and joinery): **Category: 1**

Internal joinery to the property is typical of this type and age and appears to be in generally serviceable condition with no evidence of any significant defect noted.

6J. Bathroom Fittings: **Category: 1**

We have not exhaustively tested the fittings or removed bath panels as this is not practical. We cannot see under baths or shower trays nor can we test the waste pipes. If we suspect any leaking fittings we will advise upon further investigations.

The bathroom and sanitary fittings appear to be to a reasonable quality with no obvious defects noted. The extractor fan to the bathroom did not appear to function during our inspection.

Sanitary fittings, particularly showers and baths, are often a source of water leakage and periodic attention and renewal to the edge seals is likely to be needed to prevent possible future problems.

7 Services

Surveyors are not qualified electricians, gas fitters or heating engineers and we are not legally allowed to undertake tests of the services or boiler. We have undertaken a visual inspection only. Where necessary we have recommended that the appropriate specialist contractors inspect the property and undertake their own tests. We are obliged to give these items a precautionary Category 3 rating as we cannot fully assess these areas ourselves. This does not however mean that these parts of the building are defective, it is just that we cannot give you any assurances.

7A. Electricity: **Category: 3**

The property is connected to mains electricity. The consumer unit is a trip switch device located in the cellar. The meter is also located in the cellar. The cabling where visible appears to be in plastic covered cable.

We did not note any significant defects to the electrical system, however it must be accepted that it is not possible for a Surveyor to ascertain the condition of the system by a visual inspection only. As a precaution you should instruct a NICEIC registered electrician to test the system before exchange of contracts. We recommend Lumelec for this type of testing (Karl Petit) 07970 111916.

We are increasingly being asked about whether solar panels can be installed at a property. If you are considering this, you should ask a Structural Engineer to check that the roof can cope with the additional loading. Building Regulation Approval will be required.

7B. Gas/Oil:	Category: 3

The property is connected to the mains gas and the meter is located in the cellar. There is no special reason to anticipate a problem but you should arrange a precautionary test of all gas using appliances in the property by a Gas Safe approved contractor before taking up occupation.

7C. Water:	Category: 1

Mains water connects internally to copper plumbing where visible.

The internal stop tap is located in the cellar. The incoming main appears to be in copper where visible.

Older properties sometimes still have lead pipes forming the original incoming water main. We understand from the water supply company that there is no hazard to health in this region from lead pipes. Further advice can be obtained from Severn Trent Water.

The sanitary fittings to the property appear to be generally serviceable. There was an adequate pressure to the taps when tried.

7D. Heating:	Category: 3

Central heating and domestic hot water are provided by the gas fired boiler located in the cellar. It is connected to hot water radiators around the property. There are no signs of visible defects to the system or leakage and no particular reason to think that the heating system is not effective.

It should be noted that central heating systems require an annual service and unless this has been undertaken with some service documentation available, then the boiler and central heating system should be tested by a Gas Safe approved contractor before exchange of contracts to ensure that it is serviceable.

The pipes within the cellar are all unlagged and we recommend that lagging is now installed which will help to reduce heat loss.

7E. Water Heating:	Category: 1

The central heating boiler heats the domestic hot water and this is stored in the hot water cylinder in the cellar. The cylinder is covered in foam lagging which should provide a good thermal performance. There was adequate hot water to the taps when these were run.

7F. Drainage:	Category: 1

We are only able to comment on areas accessible to us at the time of inspection. The hidden nature of drainage systems means that their true serviceability cannot be fully confirmed without a drainage test being carried out by a specialist contractor. Nevertheless, our opinion is based on a visual inspection of the accessible areas and the Surveyors experience in systems of this type and age. As a precaution, you may like to consider arranging a drainage test before purchase.

It is thought that the property is connected to the mains drainage system. Your Legal Advisors searches will be able to confirm this.

We could not locate any inspection chambers on site. We cannot therefore comment on the drainage system.

8 Grounds

8A. Garage, grounds and boundaries: **Category: 1**

We found no significant defects with the boundaries. It is always sensible, when purchasing any property, to be sure about the ownership of individual boundaries and responsibility for their maintenance.

We did not observe the obvious presence of any Japanese Knotweed or any other invasive or hazardous plants during our inspection. However, we are not horticultural experts and cannot comment with any certainty whether there are any such plants hidden within the garden and we cannot inspect every plant. It must be accepted that some of these invasive plants die back completely during the winter months and are not detectable even by experts. We cannot inspect the surrounding gardens for invasive plants. When buying a property, the presence of any known Japanese knotweed should be stated by the current owner in the responses to the TA6 form provided to your Solicitor.

9 Legal and Other Matters

We do not make any legal, building regulation completion certificate or planning permission enquiries and therefore the following items are for the attention of your Legal Advisor.

9A. Tenure:

It is assumed that the property is freehold.

9B. Regulations:

Check position, ownership and extent of all boundaries.

Check Building Regulation Approval for the replacement doors and windows.

Obtain a full copy of the EPC from the Estate Agent or online.

Check Building Regulation Approval for the removal of the wall in the kitchen and the formation of the opening for the bi-fold doors.

9C. Guarantees:

Check boiler servicing records.

Check for replacement door and window guarantees.

10 Signature

Signed:

Surveyor: Robert Green BSc MRICS

Address: Proenergis Ltd
3 Park St
Nottingham
NG7 1RR

Telephone: 0115 882 3867

E-mail: surveys@proenergis.com

Date: 29th March 2025

Essential guidance for your report.

- If you have any questions about this report please contact us.
- All directional references (such as left, right, front and rear) in this report are given as if looking at the front of the building.
- It is important that you discuss the contents of this report with your Conveyancer/Solicitor. We do not make any legal enquiries.
- To make sure you are properly covered tell your Conveyancer/Solicitor to check existing guarantees and maintenance contracts e.g. central heating, damp and timber treatments, double glazing etc. Remember we have not tested any services.
- If we have mentioned such things as planning permissions, building regulations, listed building consents, freeholder consents, title restrictions, road and sewer bonds etc. tell your Conveyancer to advise you further.
- If the property is to be let, you should ensure that the property complies with all current legislation and licensing. We are not HMO or letting specialists and you will need to make your own enquiries to check that the property fully complies.
- You can calculate the rebuilding cost for insurance purposes for free on the BCIS website: https://calculator.bcis.co.uk/
- Where we have mentioned that Building Regulation Approval may have been needed for work or alterations undertaken, a completion certificate should be obtained. In the absence of a completion certificate you are advised to undertake further investigations before purchase to check that the work has been undertaken to an adequate standard. This may entail exposure works which are beyond the scope of our report. Without this there could be hidden problems. If there is no completion certificate, you should get a Regularisation Certificate (retrospective consent) or at least insurance that covers you for hidden defects being present.
- If you are going to extend, alter or improve the property you should get advice from the Local Authority and an Architect before purchase.
- Defects or issues may have been highlighted and you should now get your own independent advice before you exchange contracts. You may require reports and estimates and we suggest you use a contractor with an insurance backed guarantee and who is preferably a member of a trade organisation.
- When investigating the full extent of any defects we have reported, your contractor may go beyond the scope of our standard inspection e.g. by lifting carpets or floorboards and this may reveal more serious problems that we were not able to see.
- Repairs or maintenance to the upper parts of the building may involve the use of expensive scaffolding.
- Central heating systems and heating appliances should be tested before you buy the property and then on a regular basis using a Gas Safe registered contractor.

- Information and testing of electrical systems can be obtained from a qualified member of N.I.C.E.I.C on 020 7564 2323 or the ECA on 020 7313 4800.

- Testing of gas appliances can only be carried out by a Gas Safe registered specialist. For further advice and names telephone 0800 408 5500.

- Advice on asbestos can be obtained from the Environmental Health Department at your Local Authority. You should be aware public perception of the possible health risks of asbestos may affect the value and future saleability of the property if present. Testing of materials can be undertaken by specialist contractors if required.

- For your own safety, smoke alarms, carbon monoxide detectors etc. should be fitted to all floors and regularly tested. We cannot test a burglar alarm system.

- Advice on radon can be obtained from the National Radiological Protection Board (NRPB) telephone 0800 614529. Advice on high voltage electrical supply apparatus or telecommunication masts can be obtained from NRPB on 01235 831600.

- If we have mentioned flooding, advice can be obtained on 0845 9881188 (England, Wales & Scotland).

- No responsibility or liability whatsoever is accepted or conferred by Proenergis Surveyors to any third party. This report is solely for the use of our named fee paying client in deciding whether to purchase a property and at what price. The report should not be provided to an Estate Agent or to the owner of the property you are buying without our consent. We will not enter into discussions about our report with any third parties.

- This report should not be used for any commercial purposes or reproduced without our written authority.

- The property is inspected and our report is written in accordance with the Terms and Conditions provided and agreed by you before the survey.

- We accept no liability for the accuracy of the Energy Performance Certificate (EPC). This will have been prepared by another company and they are responsible for its content. The name and contact details of the assessor will be on the certificate if you have any questions.

- The “Housebuyers Report” report format is owned by Proenergis and may not be used or copied by anyone without our written consent.

- The report has been prepared by an employee of Proenergis LTD. Your contract is strictly with the company Proenergis LTD, and none of our employees, directors, partners or consultants individually have a contract with you or owe you a duty of care or accept any personal responsibility for the report or its contents.

General Maintenance Notes

These notes are provided as a guide to enable you to inspect your property on a regular basis, to help keep it in good order. They must not be considered to be definitive or fully comprehensive. Regular maintenance inspections and prompt repair of any defects noticed will help keep your repair costs to a minimum. If neglected they may lead to more expensive repairs.

You should look at:

The Roofs

1. Check that all the tiles and slates are in good order and replace any that are cracked, slipped or damaged. Ensure that the mortar pointing at the roof edges is kept in good condition.

Flat Roofs

2. Make sure that the chippings remain evenly laid. If cracked or bubbled areas are noticed, have these repaired immediately.

Lead and Mortar Flashings

3. Lead flashing should lay properly; mortar fillets should be free from cracks. Mortar fillets are not fully satisfactory and are best replaced with lead.

Guttering

4. Guttering should run to the downpipe heads at an even slope and be free from splits and cracks. Replace or repair missing or defective sections immediately to protect the property. Clean out the gutters regularly to remove weeds, leaves and granite chippings. Gutter joints do deteriorate with age and the need for resealing must be anticipated from time to time.

Downpipes

5. Check that the junctions of the gutters to the downpipes are in good order and also the joints between the downpipes and the underground piping at ground level. If any downpipes discharge over gulley grids, clear and maintain brick surrounds to stop debris blocking the gulleys.
6. Replace or repair missing or defective sections immediately.

Chimneys

7. Keep chimney pots in good order and ensure they are securely joined to the top of the chimney. Keep the brickwork mortar joints in good condition. If you notice any cracking of the brickwork have it repaired at once.
8. If television aerials have been fixed to the chimney, ensure that they are properly secured.

External Joinery (incl. Gutter and Barge Boards, Verge Cappings and Snow Boards)

9. Keep in good repair and well decorated.

Outside Walls

10. Keep the brickwork, mortar joints in good order. Poor maintenance of brick pointing leads to damp penetration and damage to the brick surface.
11. Make sure the mortar joint protecting the damp proof course is keep in good condition.
12. Keep the joints between the window and door frames and the brickwork in good watertight condition with pliable mastic sealant.
13. Make sure that the mortar around the waste pipes is in good condition.
14. Keep soil and paths at least 150mm below the level of the floors inside to prevent penetrating dampness.
15. If there are air bricks, make sure they are in good order and free from blockage.

16. If the walls are mortar rendered, make sure it is not cracked or loose. Water will get behind poor rendering leading to dampness. All cracked or loose areas should be repaired or replaced.
17. Regularly redecorate any painted walls or timber boarded areas.

Windows and Doors

18. Periodically inspect the frames and repair any timbers affected by wet rot. Regular painting helps avoid timber going rotten.
19. Replace cracked and broken panes of glass and renew loose or missing putties before redecoration to avoid wet rot in the frames.
20. Replace broken sash cords and window catches.

Inside the Loft

21. Make a regular inspection to check for signs of leaks which can lead to wet or dry rot taking hold. Carry out any necessary repairs immediately.
22. Check the chimney brickwork for heat cracks.
23. Make sure the roof timbers are not broken, split or affected by rot.
24. Clean out water tanks, maintain ball valves and keep tanks and pipes properly insulated and covered.
25. Insulate the loft if this has not been done. Do not insulate right up to the eaves or below the water tanks. Make sure the electrical cables are not covered by the insulation.
26. Look for wood-boring beetle flight holes and if in any doubt have a specialist firm make an inspection.
27. Check ceilings under flat roofs for any signs of leaks and repair affected areas immediately.

Plumbing, Heating and Electrics

28. Ensure that the external and internal stopcocks are readily available in an emergency.
29. Keep the plumbing pipework in good condition and periodically clean out the traps to baths, sinks and wash basins.
30. Have the central heating appliances annually serviced by a GAS SAFE registered contractor.
31. Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs and additions can lead to failure of the circuits, fire and risk of electric shock.
32. It is advised that the electrical installation is checked by a NICEIC Registered Contractor at least every five years as cables and fittings can deteriorate with age.

Decorations

33. Internally, keep the ceilings, walls and woodwork in good decorative condition.
34. External paintwork should not be left more than four years without redecoration.

Drainage

35. Periodically lift the manhole covers and have the drains cleaned out if necessary. Keep manhole covers and surrounding mortar in good condition.
36. If you have a septic tank; have it pumped out at least once a year.

In the Garden

37. Keep the hedges, walls, fences, gates, paths and driveways in good order.
38. Keep soil, shrubs and trees away from outside walls. Shrubs and trees can break drainage pipes and potentially cause subsidence.
39. Cut back wall creepers regularly as they can destroy the mortar joints between brickwork, stonework, etc encourage dampness and insects and block gutters.
40.

Outbuildings/Garages

41. Check the roofs, gutters, downpipes and walls as suggested for the house.
42. Regularly redecorate timber surfaces.
43. Keep door hinges and locks well oiled. Regularly clean out sliding door channels.

Leasehold Property Advice

The advice contained here is for both current and prospective owners of leasehold properties.

Depending on which type of Survey you have chosen, market value and reinstatement cost may be included as standard, or is usually available as an extra service. Before you buy a leasehold property, you need to pay particular attention to the terms of the lease. Other than in Scotland, most flats and maisonettes and a few other properties are leasehold. Your legal advisers are responsible for checking the lease for you, but they do not normally see the property. The surveyor may note specific features that may have legal consequences. These matters will be set out in your report and you should give a copy to your legal advisers immediately.

Unless it says otherwise, when deciding on the market value (where included) of the property, the surveyor assumes that all the terms of the lease which might have an effect on the value are standard and that only a small ground rent is payable.

The surveyor also assumes that:

• if there are more than six properties in the building, the property is managed either directly by the freeholder or by a professional managing agent;
• if there is more than one block in the development, the lease terms apply (except for upkeep of common roads, paths, grounds and services) only to the block the property is in;
• you have the right of access over all shared roads, corridors, stairways, etc., and the right to use shared grounds, parking areas and other facilities;
• all the leases are the same in all important respects if there is more than one leaseholder;
• there is no current dispute, claim or lawsuit relating to the lease;
• the lease has no particularly troublesome or unusual restrictions;
• the unexpired term of the lease is 70 years (that is, the lease has at least 70 years still to run); and
• the property is fully insured.

When calculating the reinstatement cost (where included), the surveyor assumes that the property is insured under a satisfactory policy covering the whole building. (The 'reinstatement cost' is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements.)

Your legal advisers should check the full details of any lease. You should also ask your legal advisers the following questions:

(a) Are the other flats occupied by owners or tenants?
(b) Is there a management company or a managing agent (or both) correctly set up to deal with running and maintaining the block the property is in?
(c) Who is the 'dutyholder' under the Control of Asbestos Regulations 2012? Your legal advisers should also get confirmation that an asbestos register and current management plan are in place, and confirmation of any associated costs that you may have to pay.
(d) Is there a suitable maintenance and replacement fund, with suitable reserves, to deal with:
• general cleaning;
• maintaining and repairing the shared parts;
• repairs to the main structure;
• shared heating systems; and
• repairing and maintaining lifts?
(e) How much is the ground rent?
(f) How much was the last paid maintenance or service charge and what period did it cover?
(g) Are the service charge accounts satisfactory and up to date?
(h) Are there any existing or likely management problems or disputes, or any known repairs or programmed work still to be carried out, which would affect the level of the maintenance or service charge to be paid?
(i) Are services regularly and satisfactorily maintained and are there satisfactory and current

certificates for:
• any lifts;
• the fire escapes and fire alarms;
• the security systems;
• any shared water and heating systems; and
• other shared facilities?
(j) Is the liability clearly set out for repairs to the property, to the shared parts and the main structure?
(k) Is the liability for repairs shared equally between leaseholders and is there a suitable process for settling any disputes which may arise in this area?
(l) Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
(m) Are there any unusual restrictions on the sale of the property?

If the property is a leasehold house, it is not likely to share responsibilities with other building owners, and so may not involve management companies, service charges, etc. You should ask your legal advisers to confirm this. You may also want them to investigate the possibility of buying the freehold (which might be complicated).