



West Midlands Surveys LTD
Chartered Surveyors



LEVEL THREE

Your survey report

Property address

Client's name

Consultation date (if applicable)

Inspection date

Surveyor's RICS number

1125958

3

Contents

A About the inspection	3
B Overall opinion	7
C About the property	12
D Outside the property	16
E Inside the property	25
F Services	32
G Grounds	37
H Issues for your legal advisers	39
I Risks	43
J Energy matters	45
K Surveyor's declaration	48
L What to do now	50
M Description of the RICS Home Survey - Level 3 service and terms of engagement	52
N Typical House Diagram	57

A

About the inspection

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

A

About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a 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 probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about these 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 parts D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 **Reminder**

Please refer to your **Terms and Conditions** report, received on the for a full list of exclusions.

A

About the inspection

Surveyor's name

Michael Murphy

Surveyor's RICS number

1125958

Company name

West Midlands Surveys Ltd

Date of the inspection

Report reference number

MM-210421-1048

Related party disclosure

No related party to disclose.

Full address and postcode of the property

Weather conditions when the inspection took place

When I inspected the home, the weather was dry after a period of dry conditions following a dry summer the previous year.

Status of the property when the inspection took place

When I inspected the property, it was occupied, fully furnished, and the floors were fully covered.

B

Overall opinion

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

Important note

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

B

Condition ratings

Overall opinion of property

The property is considered to be a reasonable proposition for purchase subject to specialist \pca approved timber/damp survey and provided that you are prepared to accept the cost of and inconvenience of dealing with the various repairs/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

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'.

R

Documents we may suggest you request before you sign contracts

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

Element no.	Document name	Received
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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.

Element no.	Element name	Comments (if applicable)
1	Floors	
2	Other inside the property	
3	Electricity	
4	Heating	
5	Drainage	

B

Condition ratings

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.

Element no.	Element name	Comments (if applicable)
1	Chimney stacks	
2	Roof coverings	Legal Advisers to confirm full Building Regulation completion certification for garage roof.
3	Rainwater pipes and gutters	
4	Main walls	
5	Windows	
6	Outside doors	
7	Other joinery and finishes	
8	Roof structure	
9	Walls and partitions	
10	Fireplaces, chimney breasts and flues	
11	Woodwork	
12	Bathroom fittings	Legal Advisers should be asked to confirm full Building Regulation approval for the installation of the additional WC.
13	Garage	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
1	Ceilings	

2	Built-in fittings	
3	Gas/oil	
4	Water	



Elements not inspected

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

Element no.	Element name
1	Conservatory and porches
2	Other outside the property
3	Water Heating
4	Common Services
5	Permanent buildings and other structures
6	Other grounds

B

Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)
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Further investigations

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

1. Full timber and Damo survey by PCA approved surveyor.
2. Wiring circuits to be inspected by NICEIC approved electrician.
3. Planning and Building Regulation approvals for extensions and alterations.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property comprises a two storey detached residential dwelling house with a double storey extension to side and single storey wing to the front elevation.

Approximate year the property was built

The property was built circa 1950.

Approximate year the property was extended

The property was extended circa 2003.

Approximate year the property was converted

Not applicable.

Information relevant to flats and maisonettes

Not applicable.

Construction

The property is built using traditional materials and techniques.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	2			1	1			
First		4	2					
Second								
Third								
Other								
Roof Space								

Means of escape

Exit by means of front, side and rear doors.

Energy efficiency

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

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

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

Energy efficiency rating

D57/C76

Issues relating to the energy efficiency rating

As per EPC report

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)

Not applicable.

Other energy matters

Roof void insulation to be upgraded.
Cavity wall insulation may be beneficial.

Location and facilities

Grounds

The property is set on a corner plot with average size foregarden containing flower bed and gravel drive providing casual off-street parking and access to garage.

There is side pedestrian access to side garden with lawn and flower beds and an average size rear garden with lawn and flower beds set alongside a gravel path.

Location

The property is on the outskirts of an established residential area generally developed with detached and semi-detached homes varying in style and age and is close to open fields.

Facilities

Aldridge town centre is approximately 1 mile away and Sutton Coldfield town centre is approximately 3 miles away, both provide a good range of shops, services and amenities. Public transport services run nearby and there are state schools in the locality.

Local environment

The property fronts an adopted public road which can become busy during peak periods and may be a source of nuisance.

Vehicle access to the front garden requires passing over a public footpath. Legal Advisors should be asked to confirm legal crossover consent to gain access to the front garden and garage.

There are mature trees around the boundaries of the site. These will be a source of nuisance and blockage of light. They will require routine maintenance. Legal Advisors should be asked to confirm your rights and responsibilities in relation to this matter.

There is a street light located outside the property which may be a source of nuisance.

The property is located on a flight path and this may be a source of nuisance.

Other local factors

There is open land near to the property which may have development potential. Legal Advisors should be asked to confirm planning history and current planning status.

D

Outside the property

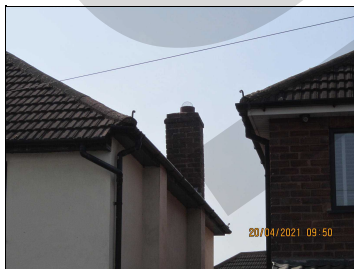
D

Outside the property

Limitations on the inspection

The exterior of the property has been viewed from within the site, from publicly accessible areas and from ground level only.

D1 Chimney stacks



2

There are two brick built chimney stacks. The front chimney stack has been reduced below eaves level, is capped and now redundant.

The rear chimney stack shows general weathering but condition was consistent with age. The chimney stack is fitted with an open pot with a wired grille terminal. Open chimney pots should be fitted with a terminal fitting that will prevent rainwater and nesting birds entering the chimney flue which may cause problems with dampness to inside walls or to the flue becoming obstructed. Condition rating 2.

The front chimney stack has been reduced below eaves level, is capped and now redundant. There is no evidence of ventilation to the sealed flue. Redundant flues should be ventilated to guard against condensation occurring within the sealed flue. Condition rating 2.

D2 Roof coverings



2

The main sloping roof is covered with tiles over a secondary waterproof barrier. There is evidence of general weathering along with past re-pointing to ridge, hip and valley tiles however the condition was considered to be consistent with age. Condition rating 1.

There is a single pitched tiled canopy to the front single storey wing. The tiles show some general weathering but were considered to be in serviceable order. Verge tiles to the left side elevation require some patch re-pointing. Under cloaking boards may be formed from asbestos containing materials. Specialist Contractors should be consulted before undertaking work to this material. There is a shallow gradient to the tiled roof covering. We cannot confirm that these tiles are appropriate for this angle of pitch, however no sign of water penetration was noted to the ceilings below at the time of our inspection. Condition rating 2.

D3 Rainwater pipes and gutters



2

Rainwater goods are of plastic construction. Evidence of leaks and congestion/overflow were noted to gutters/downpipes. Rainwater goods show some general weathering and should be subject to routine overhaul to include removing debris, re-sealing joints and re-alignment as necessary. Condition rating 2.

D

Outside the property

D4 Main walls



2

The external walls to the original building and later extensions are made of brick with an air gap between the inside and outside faces (called a cavity) with a rendered finish. The render shows signs of general weathering with more severe weathering to the front elevation. There is some evidence of minor localised damage to the render, particularly at ground floor level above the stop beading as well as some general deterioration below window frames. A number of hairline cracks were noted along with large cracks above the garage door. The hairline cracks were considered to be longstanding and non-progressive in nature. You should make provision for localised repair to damaged render and routine redecoration. Condition rating 2.

The outside wall has a barrier against dampness rising from the ground (called a damp proof course or DPC) consisting of slate to the original building and PVC to the later extension. There is evidence of dampness internally indicating that the damp proof course is beginning to deteriorate and requires maintenance. Comments made elsewhere in this report (Section F9) should be noted.

Sub-floor ventilation is provided by a series of air bricks however these are not considered to be adequate in number and are obstructed in places. Comments made later in this report relating to sub-floor ventilation should be noted (see Section F4).

More severe staining of render at ground floor level is due to defective rainwater goods/roof covering and comments made elsewhere in this report recommending maintenance should be noted (see Sections E3 & E2).

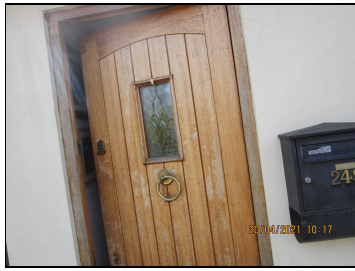



D5 Windows



2

Windows are timber joinery with sealed unit double-glazing. Decorated finishes are beginning to weather and the original standard of decoration is considered to be untidy and to a basic standard of finish. There is some evidence of deterioration to timber joinery below painted finishes particularly to the kitchen window frame to the front elevation and first floor window frames to the rear elevation. Window frames require routine redecoration and you should make provision for repair to deteriorating timber joinery. Condition rating 2.

D6 Outside doors (including patio doors)

 A photograph of a light-colored wooden front door with a small window and a brass handle. A black mailbox is visible to the right. A timestamp '20/04/2021 10:17' is in the bottom right corner.	2
 A photograph of a rear patio window with a white frame and double-glazed units. The window is set in a light-colored wall. A timestamp '20/04/2021 10:51' is in the bottom right corner.	<p>The outer doors to the front and right side elevations are made of timber. Some general weathering was noted to decorative finishes. Doors were found to be in generally serviceable order although would benefit from routine redecoration. Condition rating 2.</p> <p>The French window to the rear elevation is formed from hardwood timber, shows signs of general weathering and would benefit from routine redecoration but was considered to be in serviceable order. Condition rating 2.</p>
 A photograph of a rear patio window with a white frame and double-glazed units. The window is set in a light-colored wall. A timestamp '20/04/2021 10:51' is in the bottom right corner.	<p>The rear patio window is constructed from an aluminium casement with double-glazed units set in a timber frame. There is evidence of general deterioration to the timber frame which requires routine maintenance and redecoration. Condition rating 2.</p>
 A photograph of a side door with a light-colored wooden frame and a small window. A timestamp '20/04/2021 10:53' is in the bottom right corner.	


D7 Conservatory and porches

	<p>Not applicable.</p>	(NI)
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D

Outside the property

D8 Other joinery and finishes

	<p style="text-align: right;">2</p> <p>The soffits, fascia and barge boards are of timber construction and show general weathering and deterioration to timber. Redecoration is required and close inspection may reveal further deterioration and rot. You should budget for additional repair to these areas when redecoration is undertaken. Condition rating 2.</p> <p>Rainwater stains were noted to the fascia boards, particularly to the front elevation this suggests a problem with leaks from rainwater goods and/or defective eaves felt (comments made elsewhere relating to overhaul of rainwater goods and the condition of eaves felt should be noted – see Sections E2, E3 & F1).</p> <p>Timber soffit and fascia boards across the front wing projection show some general weathering and localised deterioration. Timber joinery would benefit from routine redecoration and making good of deteriorating timber. Condition rating 2.</p>
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D9 Other

	<p>Not applicable.</p> <p style="text-align: right;">(NI)</p>
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E

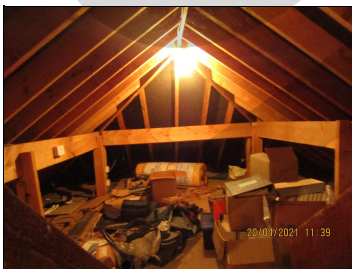
Inside the property

Inside the property

Limitations on the inspection

The inspection of the inside of the property was restricted by furnishings and fitted floor coverings.

E1 Roof structure



2

The roof void was found to be partially boarded and used for storage which restricted movement around the roof void. Our inspection is therefore restricted. Floorboards fitted onto ceiling joists and are suitable for light storage only. We recommend that the contents of the roof void be removed.

The roof structure is built of timber with felt below tiles. No obvious sign of defect was noted to the roof structure. Condition rating 1.

The lower layer of roofing felt (e.g., at eaves level) is prone to deterioration. This area is hidden from view and comment cannot be made on its condition. There is external evidence to suggest that some deterioration should be anticipated. Condition rating 2.

The roof space does not have enough ventilation. A lack of ventilation in the roof space can cause mould growth and wood rot and additional ventilation should be provided soon. Condition rating 2.

The roof space has some insulation but is below current recommended levels and would benefit from upgrading.

It was not possible to gain access to the roof void above the front single storey projection and we are unable to comment upon its condition. Not inspected. However from our external inspection we would advise that there is no evidence of ventilation to this roof void and this would be recommended, nor can we confirm the existence of any insulation as would be recommended under current Building Regulations. There is evidence of deterioration to the roofing felt. Condition rating 2.

E2 Ceilings

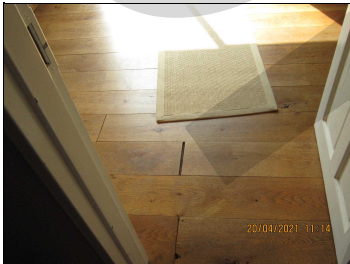
	<p style="text-align: right;">1</p> <p>Ceilings are of board construction with a plaster finish. There is evidence of general wear and tear but were considered to be in serviceable order. Condition rating 1.</p> <p>Textured coatings (e.g., Artex) were noted to ceilings.(kitchen). Textured finishes of this type may contain asbestos. Specialist Contractors should be consulted before any work is undertaken to these surfaces. (see section I3)</p>
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E3 Walls and partitions

	<p style="text-align: right;">2</p> <p>Internal walls are a mixture of solid brick/block construction and timber frame with plastered finishes. Various minor cracks were noted to the plaster finishes, these were not considered to be structurally significant and should be made good during routine redecoration. Wall surfaces were found to be in serviceable order. Condition rating 1.</p> <p>The internal faces of the walls to the extension at ground floor level are covered with a plasterboard finish (e.g., dry lining). Wall surfaces are generally well presented. We are unable to confirm the condition of wall surfaces hidden beneath dry lined finishes. Care must be taken when fixing shelves or other appliances to the wall surfaces and it is likely that the surfaces of the walls will suffer some damage when existing fittings are removed, particularly if this is not undertaken with care. Condition rating 1.</p> <p>The outer walls to the front section of the reception hall and ground floor WC are formed from single leaf brickwork only. Single leaf brick walls will be prone to heat loss, damp penetration and condensation. There is no separation between this area of the building and the main rooms and you will need to upgrade these walls to conform with current building regulation requirements so that they can be considered as part of the habitable accommodation. Condition rating 2.</p>
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Inside the property

E4 Floors



3

The inspection of floor surfaces was restricted due to the presence of fitted floor coverings (e.g., carpets, tiles, laminates etc.) and furnishings and our comments upon the condition of floor surfaces is therefore limited.

There is a suspended timber floor to the reception hall and rear reception room (original building). The timber floors are inadequately ventilated. To make sure that the timber floors do not rot it is important to provide ventilation to the under floor space. Although I did not find a problem with this floor there is not enough ventilation. To prevent future problems you should provide additional ventilation soon. You may wish to consult a specialist PCA approved timber Surveyor to undertake a sub-floor inspection to confirm the condition of sub-floor joinery and to advise upon the need for improved ventilation. Condition rating 3.


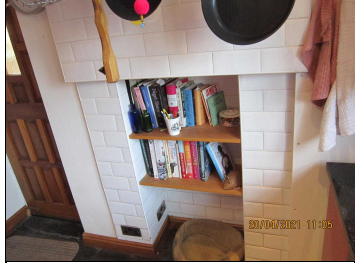
Feature floorboarding is generally firm and even underfoot although evidence of localised saw cut damage was noted to the floorboards at the base of the staircase and a number of loose boards were noted where they have not been adequately fixed.

There is a solid ground floor to part of the reception hall, kitchen and rear reception room (extension) which felt firm and even underfoot and no particular problems were noted. Condition rating 1.


We cannot confirm that the solid floors in the older part of the property are not original. Many older solid floors do not have a barrier against dampness from the ground (called a damp-proof membrane or DPM). Solid floors of this type rely on moisture gradually passing through the floor and evaporating harmlessly in the property. In these cases, you should not use any impervious coverings (e.g. vinyl sheeting, ceramic floor tiles, foam backed carpets, etc.) because these will prevent this moisture movement creating a dampness problem in other parts of the home. If the floors are found to lack a damp membrane replacement may become necessary, this will be a costly and disruptive exercise.

There is a suspended timber floor to upper levels. This shows some distortion and unevenness a result of longstanding movement and past repair which is common in floors of this type and is not considered to be structurally significant. Condition rating 1.

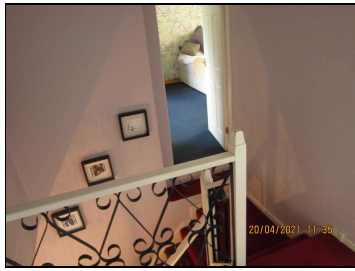


E5 Fireplaces, chimney breasts and flues

	<p style="text-align: right;">2</p> <p>There are two chimney breasts within the property at ground and upper floor levels.</p> <p>The fireplace in the rear reception room is fitted with a solid fuel fire. The heating appliance should be connected to a flue pipe that allows combustion gases to escape safely and the heating appliance to work efficiently. It is not possible to inspect the chimney flue and we are unable to comment upon its condition, nor can we confirm that the class of flue is appropriate to the appliance. The flue and the associated heating appliance should be serviced annually and prior to first use. Not inspected.</p>
	<p>The fireplace in the kitchen has been sealed. When a fireplace has been taken out of an external chimney breast and the opening blocked up, the following work should be done; the top of the flue at chimney level should be fitted with a terminal fitting that keeps out the rain but allows ventilation of residual moisture in the flue. The sealed flue should be fitted with ventilating air bricks to the outside air towards the bottom of the flue, to help reduce the risk of condensation in the sealed flue. Condition rating 2.</p>

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

	<p style="text-align: right;">1</p> <p>Kitchen fittings were found to be modern and although showing signs of some general wear and tear, were considered to be in serviceable order. Condition rating 1.</p>
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E7 Woodwork (for example, staircase joinery)

	<p style="text-align: right;">2</p> <p>Internal decoration has been subject to some wear and tear but was felt to be in fair order for its type and age. Condition rating 1.</p>
	<p>Internal joinery has been subject to some wear and tear localised damage/repair. Evidence of localised repair was noted to damaged skirting boards with some loose fitting sections around the ground floor WC and reception hall. Joinery requires routine maintenance. Condition rating 2.</p>
	<p>The timber tread staircase was found to be generally firm and even underfoot. The gaps between the outer balustrade to the main staircase and landing are considered to be too wide and do not comply with current Building Regulation recommendations. The balustrade is considered to be a safety hazard and requires upgrading. Condition rating 2.</p>
	<p>Seals to double-glazed units are beginning to deteriorate and some failed seals were noted allowing condensation to occur between the two panes of glass (e.g., patio window and rear bedroom). Sealed units require routine maintenance. Condition rating 2.</p>
	<p>We are unable to confirm that safety glass is fitted all older internal doors and this may present a safety hazard.</p>
	<p>The central aluminium casement patio window was difficult to operate and requires maintenance. Condition rating 2.</p>
	<p>One cracked glazing panel was noted to the rear reception room window which requires repair. Condition rating 2.</p>

Inside the property

E8 Bathroom fittings



Ground floor WC fittings are of a modern design show wear and tear but were found to be in functional order. Condition rating 1.

En-suite fittings to the master bedroom are of a modern design show wear and tear but were found to be in functional order. Condition rating 1.

Guest bathroom fittings are of mixed age, show wear and tear but were in functional order. The cold water bath tap has seized and could not be operated. The tap requires easing. The shower enclosure above the bath overlaps the adjacent window frame and the cubicle is not fully watertight. Evidence of damp staining was noted to the outer window frame which requires redecoration. There is no extractor unit to the bathroom and we recommend that one is provided to help control levels of moisture and condensation. Condition rating 2.

2

E9 Other



Some patches of localised dampness were noted to lower walls. Whilst the problem is not extensive it is an indication that the damp course is beginning to deteriorate and future maintenance will be required. A full damp survey should be undertaken by a PCA approved Surveyor to confirm the need for remedial work now. Condition rating 3.

3

F

Services

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

F

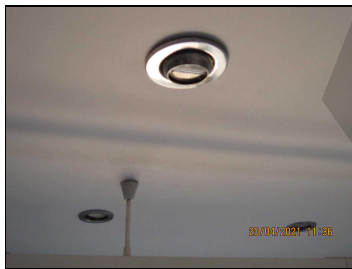
Services

Limitations on the inspection

Services have been subject to a visual inspection only, a qualified specialist should be asked to report upon the condition of electrical, gas and heating installations if a full report on condition is required. Drains have been subject to a visual inspection only, inspection chamber covers have been lifted, where possible, but no comment can be made upon the condition of the underground drainage network. A drainage survey should be commissioned if a report on the condition of underground drains is required.

F1 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.



3

The property connects to a mains electric supply with the meter located in an external box and consumer unit being located in the garage. I saw evidence that the electrical system has been subject to limited updating from original, however we have not seen any certification for this work. Some adaptations appear to have been made that will have required certification by an Electrician (e.g., replacement consumer unit, spotlighting and external wiring). The system appears to be past its periodic inspection date. The Institute of Electronics and Technology (IET) recommends that electrical systems are inspected and tested every ten years and upon every change of occupancy. You should ask an appropriately qualified person to inspect the electrical system now. Condition rating 3.

We recommend the installation of hard wired smoke alarms. Condition rating 2.

The security alarm has not been tested. Not Inspected.

F2 Gas/oil

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 the Gas Safe Register for gas installations, and OFTEC for oil installations.


1

The property connects to a mains gas supply and the gas meter is located in an external box. No obvious sign of defect was noted. Condition rating 1.

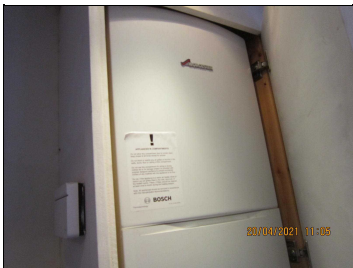
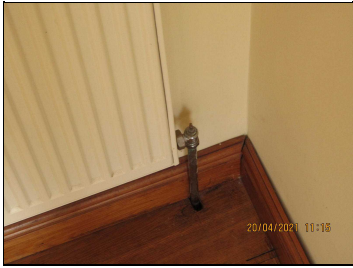
F

Services

F3 Water

	<p style="text-align: right;">1</p> <p>The property connects to a mains water supply and stop tap is located below the kitchen sink. No obvious sign of defect was noted. Condition rating 1.</p> <p>We are advised that the water supply is metered.</p> <p>We cannot confirm that the water supply pipe is not lead. Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. In some cases, lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have soft water. For further advice, visit the Drinking Water Inspectorate at www.dwi.gov.uk.</p> <p>Exposed water pipes within the garage should be fully insulated to help prevent risk of freezing.</p>
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F4 Heating

 	<p style="text-align: right;">3</p> <p>The property is heated by a fixed heating system consisting of a Worcester gas boiler heating water filled radiators. We have seen evidence of recent servicing with a Gas Safe service certificate provided by Gasco, Reg. No. 35742 dated 9th March 2021 to confirm recent servicing. We recommend that servicing of the boiler by a Gas Safe Engineer continues on an annual basis. Condition rating 1.</p> <p>A number of loose/missing valves caps were also noted which require routine maintenance. Condition rating 2.</p> <p>It is not clear that the room containing the solid fuel fire is adequately ventilated to the outside air, and this may be a safety hazard. Open flue heating appliances discharge combustion gases into a vertical pipe or chimney. To work efficiently and safely, there should be ventilation openings to the outside air to the room and a suitable fitting on the top of the flue (e.g., called a terminal fitting). There will be a safety hazard for the occupants if these are missing or not effective. I could not find any ventilation to the room. You should ask an appropriately qualified person to check this now and you should not use this appliance until this has been done. Condition rating 3.</p>
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F5 Water Heating

	<p style="text-align: right;">(NI)</p> <p>Hot water is provided by the central heating boiler. Previous comments relating to servicing of the central heating boiler should be noted. Not inspected.</p>
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F6 Drainage

	<p style="text-align: right;">3</p> <p>The property is connected to mains drainage. There were no inspection chamber covers found on site. Inspection chambers and other similar features (e.g., rodding eye) provide access to the drainage system so any drainage blockages can be cleared. This drainage system does not have any clearing access and if the drains do become blocked, solving the problem can be inconvenient and disruptive. If confirmation is required as to the condition of underground drains, then a full drainage survey should be obtained. Not inspected.</p> <p>The soil pipe terminates within the roof void above the garage. It is not possible to inspect the terminal fitting and we cannot confirm that this complied with current Regulations. Not inspected.</p> <p>Evidence of dampness was noted to the garage floor at the base of the soil pipe and close to garage utility plumbing. The garage storage within this area prevented full inspection. The plumbing in this location should be inspected by an experienced Contractor and repaired as necessary. Condition rating 3.</p> <p>The front garden slopes down towards the building and there may be a risk of flooding. It is not possible to confirm that surface water drainage will be adequate during periods of heavy rainfall.</p>
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F

Services

F7 Common Services

	Not applicable. (NI)
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G



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

Grounds (including shared areas for flats)

Limitations on the inspection

There were no limitations to our external inspection of the grounds.

G1 Garage

	<p style="text-align: right;">2</p> <p>There is a single part integral garage with brick walls, solid concrete floor, boarded ceiling and metal up and over door. Evidence of localised deterioration was noted to the outer door frame and joinery which requires routine maintenance and redecoration. The internal window frame does not comply with current Fire Regulations and should be removed. Ceiling boarding is unfinished and there is no boxing around the RSJ as would be required under current Fire Regulations. There is no evidence of insulation between the garage ceiling and room above which is recommended. The inner garage door should be fitted with a closing mechanism to conform with current Building Regulation requirements. The garage requires maintenance to conform to current Building Regulation requirements. Condition rating 2.</p>
	<p>There is a detached garage to the rear of the site being constructed from single leaf brickwork with concrete floor, timber side hung doors and flat rubberised roof covering. The solid floor shows some general deterioration but was considered to be in serviceable order given the nature of its use. Cracks were noted to the outer walls but the movement was considered to be longstanding, non-progressive and historic in nature. There is a flat roof covering which appears to have been recently renewed and was found to be in serviceable order with no signs of leaks noted to the ceilings below. All flat roof coverings have a limited life span and will require repair/replacement from time to time. The garage requires routine maintenance but was considered to be in serviceable order given the nature of its use. Condition rating 2.</p>

G2 Permanent outbuildings and other structures

	<p>Not applicable.</p> <p style="text-align: right;">(NI)</p>
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G3 Other

	<p style="text-align: right;">(NI)</p> <p>The perimeter boundary walls show some general weathering and require some routine maintenance and patch re-pointing.</p> <p>There are mature trees on site and around the boundaries of the site. These will be a source of nuisance and blockage of light. They will require routine maintenance. Legal Advisors should be asked to confirm your rights and responsibilities in relation to this matter.</p> <p>Dilapidations were noted to boundary fencing and routine maintenance is required.</p>
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H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

You should ask your Legal Advisor to confirm whether:

1. the two storey side extension and single storey forward projection
2. the additional ground floor WC

have received planning and Building Regulation approval (including the issuing of a final completion certificate) from the local council and advise on the implications.

H2 Guarantees

Legal Advisors should be asked to confirm:

1. Availability of guarantees/Building Regulation certification for double-glazing.
2. Certification for solid fuel fire service history.

Issues for your legal advisers

H3 Other matters

Legal Advisors should confirm and advise on:

1. Location, ownership and maintenance responsibility for boundaries.
2. Freehold tenure.
3. Planning history and current status of nearby open land.

Risks

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

Risks

I1 Risks to the building

Signs of structural movement were noted but they were considered to be longstanding, historic and non-progressive in nature.

Damp meter checks were made against internal walls and some high damp meter readings were noted. A PCA approved specialist damp Surveyor should be asked to undertake a full damp course inspection with recommendations acted upon.

Sub-floor ventilation to be upgraded.

I2 Risks to the grounds

No obvious sign of ground contamination were noted. Environmental searches should be undertaken to assess any risk of ground contamination.

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

I3 Risks to people

Materials have been identified that may contain asbestos (e.g., Artex and roof under cloaking boards). If these are disturbed, they could be a safety hazard. You will have to use a Contractor experienced in this type of work or an asbestos specialist when you want to repair or replace these materials. This can be costly.

Electrical circuits to be inspected by NICEIC approved Electrician.

Gas appliances to be serviced by a Gas Safe Engineer.

I4 Other risks or hazards

Gas and smoke detectors should be fitted and regularly serviced. Further advice should be obtained from a Fire Safety Officer.

We are unable to confirm that safety glass is fitted to doors. This may present a safety hazard.

Legal Advisors should be asked to obtain keys to all lockable windows and doors.





Energy matters

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

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

J

Energy Matters

J1 Insulation

Insulation to main roof void and above garage ceiling would benefit from being upgraded to meet current guidelines.

J2 Heating

Solid fuel fire should be serviced to confirm Defra compliance.

J3 Lighting

The use of energy efficient light bulbs and upgrading to LED lighting is recommended

J4 Ventilation

Roof void ventilation requires upgrading.

J5 General

EPC recommendations should be noted.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

1125958

Phone number

01213550095

Company

West Midlands Surveys Ltd

Surveyor's address

2 Boldmere Road

Year	Establishment	Qualification
2000	RICS	MRICS

Email

info@wmsurveys.com

Website

www.wmsurveys.com


Property address

Client's name

Date this report was produced

23rd Apr 2021

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





What to do now

Further investigations and getting quotes

We have provided advice below on what to next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for these further investigations

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

M

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

Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service 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 Home Survey - Level 3 Service aims to give you professional advice to:

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within or owned by the subject flat or communal areas. The surveyor also inspects (within the identifiable boundary of the subject flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use. External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the 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 the maintenance of a wide range of reported issues.

Condition ratings

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

R - Documents we may suggest you request before you sign contracts.

Condition rating 3 - defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.

Condition rating 2 - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

Condition rating 1 - no repair is currently needed. The property must be maintained in the normal way.

NI - Elements not inspected.

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

Energy

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

Issues for legal advisors

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The

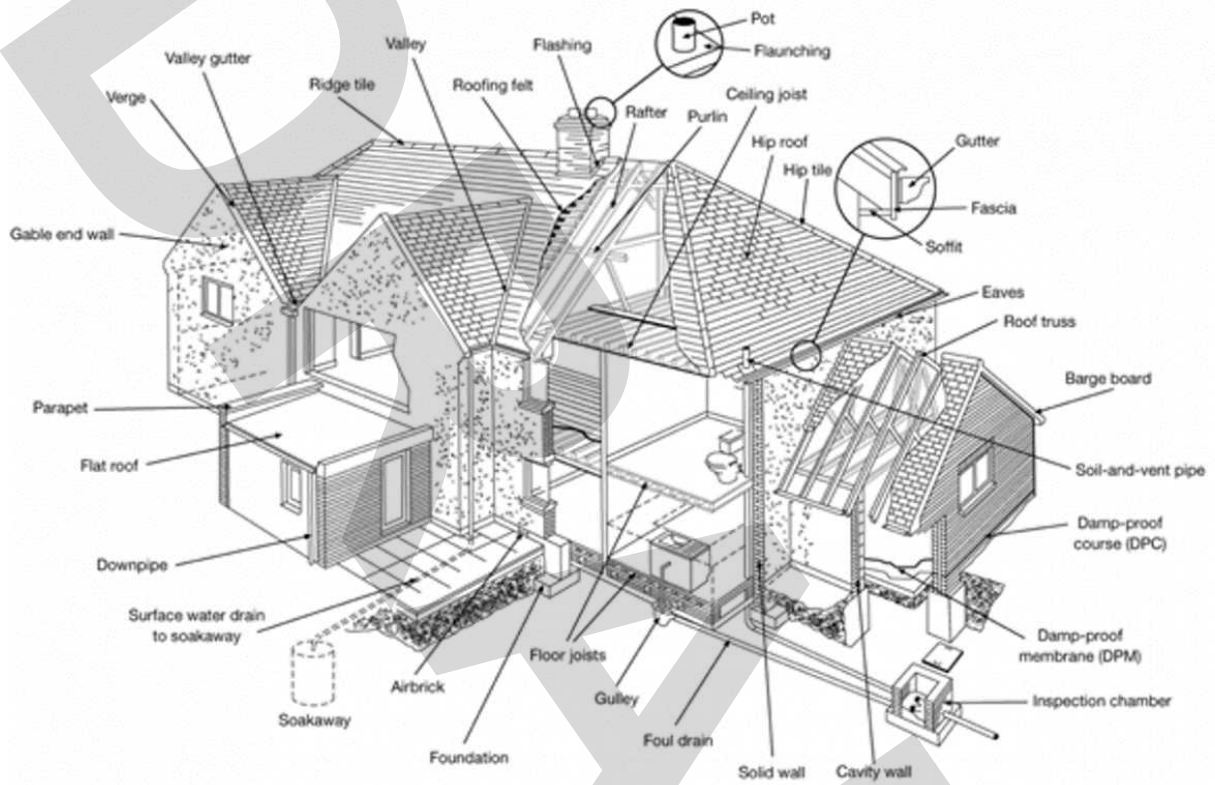
surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please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

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

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