

RICS **HomeBuyer** Report

Property address

141 Walkley Lane
Sheffield
S6 2NZ

Client's name

Mr Iain Noble

Date of inspection

20th November 2013



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Introduction to the report

This HomeBuyer Report is produced by an RICS 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.

The HomeBuyer Report aims to help you:

- make a reasoned and informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

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

If you want to complain about the service, please refer to the complaints handling procedure in the 'Description of the RICS HomeBuyer Service' at the back of this report.

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About the inspection

Surveyor's name	T James Clarke		
Surveyor's RICS number	1185384		
Company name	Flint Ross		
Date of the inspection	20th November 2013	Report reference number	
Related party disclosure	I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.		
Full address and postcode of the property	141 Walkley Lane, Sheffield, S6 2NZ		
Weather conditions when the inspection took place	Rain at the time of inspection following a preceding week of mixed weather conditions.		
The status of the property when the inspection took place	Unoccupied, unfurnished and floors covered.		

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About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric. We also inspect parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.

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 E, F, G and H, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'Important note' below).

The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

Important note: We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards. Also, we do not remove secured panels or undo electrical fittings.

We 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 safe access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We do not report on the cost of any work to put right defects or make recommendations on how repairs should be carried out. Some maintenance and repairs we suggest may be expensive.



Please read the 'Description of the RICS HomeBuyer Service' (at the back of this report) for details of what is, and is not, inspected.

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Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, and summarises the condition ratings of the different elements of the property.

If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

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

Our overall opinion of the property

The property is considered to be a reasonable proposition for purchase at a price of £127,500 (One hundred and twenty seven thousand, five hundred pounds) providing you are prepared to accept the cost and inconvenience of carrying out the necessary repair work. Providing 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.

3

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F5	Fireplaces, chimney breasts and flues
	F9	Other
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating
	G6	Drainage
H: Grounds (part)	—	—

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E8	Other joinery and finishes
F: Inside the property	F6	Built-in fittings
	F7	Woodwork
G: Services	—	—
H: Grounds (part)	H2	Other

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C

Overall opinion and summary of the condition ratings

1

Section of the report	Element number	Element name
E: Outside the property	E5	Windows
	E6	Outside doors
F: Inside the property	F8	Bathroom fittings
G: Services	G3	Water
H: Grounds (part)	—	—

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Type of property	A mid terrace house.
Approximate year the property was built	1910
Approximate year the property was extended	
Approximate year the property was converted	
Information relevant to flats and maisonettes	

Accommodation

Floor	Living rooms	Bed-rooms	Bath or Shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other	Name of other
Lower ground									
Ground	2				1				
First		2	1						
Second		1							
Third									
Other									
Roof space									

Construction

The walls are mainly of solid brick construction under a pitched and timber framed roof with a covering of slates. The floors are mainly of suspended timber construction with the exception of the kitchen floor which is solid.

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About the property (continued)

Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

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

Energy-efficiency rating

E40

Environmental
impact rating

F35

Mains services

The marked boxes show that the mains services are present.

☒

Gas

☒

Electricity

☒

Water

☒

Drainage

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

None.

Grounds

The property is set back from the road behind a small foregarden. The side passage leads to the rear garden.

Location

The property is situated in a well established residential area of Walkley, approximately three miles north west of Sheffield.

The terms left and right are used as if standing in the road facing the property.

Facilities

The usual facilities and local amenities are available in Walkley.

Local environment

The property is in an area that has historically been affected by mining activity that could

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affect the property and its grounds. Your legal adviser should obtain a mining report from the Coal Authority to confirm that any ground movement from past mining operations has now ceased.

Your solicitor should also obtain an Environmental Report within the usual searches to advise on any possible flood risk.

Any queries in respect of the Environmental Report should be made direct to the Environmental Surveyor who produced it and not our surveyor as we are not qualified to report on such matters.

The immediate surrounding area is residential use.

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Outside the property

Limitations to inspection

The external elevations were inspected from ground level only.
We were unable to inspect the dormer roof.

1 2 3 NI

E1 Chimney stacks

There is one brick stack on the front roof slope which is shared with the neighbouring property. This is leaning slightly to the right. It is currently at an acceptable level but should be monitored and if the leaning progress, rebuilding will be necessary.

2

The mortar between the brickwork is cracked in places and requires repointing.

There are two pots on the stack which are currently open to the elements and should be fitted with cowls.

The flashing to the front of the stack has lifted slightly and should be re-laid.

The rear chimney stack has been removed.

E2 Roof coverings

Dormer roof

The dormer has a flat roof, covered with roofing felt and probably supported by timber joists. The underside of the roof covering was tested with a damp meter and found to be dry. However, felt coverings have a relatively limited life expectancy of approximately eight to 12 years.

3

There is no lead flashing to both sides of the dormer window. You should instruct a competent contractor to install this to prevent water ingress. Some damp was noted on the rear wall in the attic bedroom and to the ceiling in the rear bedroom which may have been caused by the lack of flashing. Please see Section F3 Walls and Partitions below. Condition Rating Three.

Main roof covering

The roof covering has been replaced with artificial slates which. Your legal adviser should check that building regulation approval was obtained for replacement of the roof covering. Please see section I1. If this does not exist, you should ask an appropriately qualified person to investigate the adequacy of the work.

Cracked mortar was noted to the ridge tiles and some repointing is therefore necessary. Condition Rating Two.

Off-shot roof

The roof covering is of the original slates. The average life expectancy of such slates is approximately 100 years. Several cracked/chipped slates were noted and slate clips have been used which indicates that the fixing nails have corroded. The defective slates should be replaced. Constant maintenance is going to be required to the off-shot roof. It may, therefore, be more economical to replace the entire off-shot roof covering and consideration should be given to its replacement.

Cracked mortar was noted to the ridge tiles and repointing is necessary. Condition Rating Two.

Bay window roof

The roof covering is of lead. We tested the underside of the roof covering in the living room with a damp meter and it was found to be dry. Condition Rating One.

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E3
Rainwater pipes
and gutters

The gutters are of timber. Rot was noted to the rear gutter which is leaking. This rotten section needs to be replaced. Signs of leaks were also noted to the front gutters and the downpipes. We therefore recommend that a general overhaul should be undertaken, which should include replacing the rotten section of guttering and checking for alignment and watertightness.

3

E4
Main walls

Bay Window Walls

The wall to the middle section of the bay window has moved forward. There is a gap between this section and the main house which has been filled with mortar. We were unable to identify the definite cause of movement. It may be as a result of this section not being tied in properly or may have been caused by some movement in the cellar and we refer to our comments in section F9 Cellar below. You should instruct a structural engineer to identify the definite cause of movement and advise on any remedial works necessary. Condition Rating Three.

3

Damp Proof Course

Some engineering bricks were noted at low level on the off-shot, rear wall and rear half of the passage wall and these may be providing a damp proof barrier. For details of our damp meter test please see section F3 Internal walls below. Condition Rating Three.

Passage, Rear and Off-shot Walls

The walls are of solid brick. Cracked mortar was noted to both the rear and off-shot walls and some repointing is necessary. Condition Rating Two.

Front Wall

The front wall is faced in stone. The stonework is slightly weathered. This may have been caused in part by leaking gutters. Cracked mortar was noted between the stonework and some repointing is required. Condition Rating Two.

E5
Windows

The windows are of uPVC double glazing. They are dated but from a random sample, are in working order.

1

E6
Outside doors
(including patio doors)

The outside doors are of uPVC and in serviceable condition.

1

E7
Conservatory
and porches

None.

NI

E8
Other joinery
and finishes

Some external redecoration is required to the timbers above the bay window. Isolated areas of decay may be identified on preparation of external decoration.

2

E9
Other

None.

NI

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Limitations to inspection

There was no access to the main roof space, front and rear eaves and off-shot roof space.

We were unable to test for damp on the left hand wall and rear wall in the kitchen due to the presence of fitted kitchen units.

No inspection could be made of the surface to the floors due to the presence of fitted floor coverings throughout.

1 2 3 NI

F1
Roof structure

Access was not available.

NI

F2
Ceilings**Landing, Front Bedroom and Inner Hall**

3

The ceilings in the landing, front bedroom and inner hall are texture coated. Textured coatings applied before 2000 can sometimes contain cement asbestos. No tests have been carried out for the possible presence of cement asbestos. Even if this material is present, the textured coating can remain in good condition for a long time if left undisturbed. When the time does come to replace the textured coating then a test should be made for the possible presence of cement asbestos prior to its removal.

As it is likely that new light fittings, for example will need to be fitted at some stage, some damage is likely to take place to the textured coatings. You may also wish to redecorate. There are already some slight cracks and sagging in the front bedroom. As a result, we recommend some further investigation.

You should instruct a licensed asbestos contractor to test the ceilings for the possible presence of cement asbestos. If present, the textured coating to the ceilings in the front bedroom should be removed by a licensed asbestos contractor in accordance with the regulations. This will increase the cost of removal. The ceiling to the front bedroom can then be replaced/re plastered as necessary. Condition Rating Three.

Rear Bedroom, Bathroom and Dining Room

The rear bedroom, bathroom and dining room ceilings are plastered and painted. Slight cracks were noted in the rear left bedroom and dining room. Whilst these are not of immediate concern, they will necessitate some patch plastering works prior to the property being next redecorated.

Damp was noted to the ceiling in the rear bedroom. We were unable to ascertain the definite cause of damp. It may be past damp penetration and the plaster has become hygroscopic. Or it could be caused by water ingress from the lack of flashing to the dormer window. You should instruct a competent contractor to identify the definite cause of damp and advise as to any remedial works necessary which will involve some replastering. Condition Rating Three.

Attic Bedroom and Living Room

The attic bedroom and living room ceilings are plastered and papered. Cracks and sagging were noted to the ceilings. This should be repaired soon. As the ceilings are covered in paper, removing this during redecoration may damage the plaster and you should plan for additional repairs.

Some cracks were noted to the covings in the living room. This is within acceptable

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F2
Ceilings

limits and is probably caused by some localised ground movement which is not uncommon in the area.

Further sections of the covings in the living room appear to be missing and you may wish to have these areas reinstated. Condition Rating Two.

Kitchen

The kitchen ceiling is boarded. It is in serviceable condition but would benefit from some routine redecoration. Condition Rating Two.

F3
Walls and partitions**Damp**

Damp was noted to the front wall in the lounge and the right hand wall in the kitchen. We were unable to identify a damp proof course to the front wall. The cause of damp may be condensation. However, in view of the fact that there is no damp proof course to the front wall, we recommend that a specialist damp proofing firm be instructed to report on the damp in both the front wall and kitchen wall and advise as to any remedial works which will involve replastering.

Isolated areas of damp were also noted to the left of the dormer window in the attic bedroom. This has probably been caused by the lack of flashing to the dormer. Please see our comments in Section E2 Roof Covering. The affected area should be replastered.

Landing and Inner Hall

The walls in the landing and inner hall are texture coated. Textured coatings applied before 2000 can sometimes contain cement asbestos. No tests have been carried out for the possible presence of cement asbestos. Even if this material is present, the textured coating can remain in good condition for a long time if left undisturbed. When the time does come to replace the textured coating then a test should be made for the possible presence of cement asbestos prior to its removal.

Damage will occur to the textured coatings if you decide to redecorate. Hollow areas of plaster were noted, particularly between the bathroom and rear bedroom doors. As a result, we recommend some further investigation.

You should instruct a licensed asbestos contractor to test the walls for the possible presence of cement asbestos. If present, the textured coating to the walls should be removed by a licensed asbestos contractor in accordance with the regulations. This will increase the cost of removal. The walls can then be replaced/replastered as necessary. Condition Rating Three.

Attic Bedroom, Front Bedroom, Dining Room and Kitchen

The walls are mainly plastered and painted with the exception of the kitchen which is part tiled.

Slight cracks and hollow/defective areas of plaster were noted in most rooms and some replastering/redecoration will be necessary. There is also a hole above the front bedroom window which should be replastered.

Markings were noted to the kitchen walls and redecoration is required. This may have been caused by past condensation which can be overcome by adequately ventilating and heating the property. Condition Rating Two.

Rear Bedroom and Living Room

The walls are plastered and papered. Hollow areas of plaster were noted in both rooms and should be replastered soon. Removing the paper during replastering/redecoration may damage the plaster and you should plan for additional repairs. Condition Rating Two.

Bathroom

The bathroom walls are tiled and in serviceable condition. Condition Rating One.

3

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F4
Floors

The floors are mainly of suspended timber construction, with the exception of the kitchen floor which is of solid concrete. **3**

There was evidence of rot in one of the floor boards in the cellar. In view of this and the damp noted to the walls, we recommend that a damp proofing and timber specialist firm should carry out a timber report.

There is a hump in the middle of the attic bedroom floor. This is quite common in attic bedrooms of this age.

Some loose/springing/uneven boards were noted in the landing, front bedroom, rear left bedroom and bathroom. These should be inspected and re laid when the floor coverings are next lifted.

There is a slope to the floor in the kitchen near the dining room door. The floor was probably laid like this and it should not cause undue concern.

F5
Fireplaces, chimney
breasts and flues

Penetrating damp was noted to the rear chimney breast in the living room and attic bedroom. This has also affected the surrounding area in the attic bedroom. It is most likely that the plaster has been affected by hygroscopic salts from past damp penetration so it should be removed and replastered. However, there is no stack to this chimney breast and we were unable to ascertain whether the stack was properly capped off when it was removed. You should therefore instruct a competent contractor to identify the definite cause of damp, whether the top of the chimney breast is watertight and advise as to any remedial works which will involve replastering. **3**

The front chimney breast is fitted with an electric fire. If you intend to use this flue, we recommend that you have the chimney swept and flue checked prior to use.

The chimney breast has been removed in the kitchen. We were unable to ascertain if this has been supported properly due to the boarded ceiling. If the work was not done properly, parts of the building may become unstable and present a safety hazard. You should ask your legal adviser to ensure that the necessary building regulation approvals were granted. Please see section I1. If these do not exist, you should ask an appropriately qualified person to investigate the adequacy of the work. This may involve removal of part of the ceiling and you should discuss this with the property owner.

F6
Built-in fittings (built-in
kitchen and other fittings,
not including appliances)

The kitchen fittings are basic but serviceable. However, most purchasers would wish to update. **2**

F7
Woodwork (for
example, staircase
and joinery)

The doors are mainly of timber panel construction with the exception of the attic bedroom door which is of hollow panel construction. We had difficulty opening and closing the rear left bedroom, dining room and kitchen doors. These should be refitted. The rear left bedroom and bathroom doors are out of square. This has probably been caused by some localised ground movement and should not cause undue concern. **2**

F8
Bathroom fittings

The bathroom fittings are in serviceable condition. **1**

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F9
Other

There is a cellar beneath the living room.

3

The metal joist supporting the bricks and front door step above has corroded and snapped. Some movement has occurred to the bricks above as a result. You should ask the structural engineer to report on this matter as well.

Some slight stepped cracking was noted in the dividing wall between the 2 cellars. There was also a bit of cracking to the brickwork in the front right corner. This has probably been caused by some localised ground movement and is within acceptable limits but in view of the movement noted in Section E4 Main Walls, you should ask the structural engineer to report on this also.

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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.

Limitations to inspection

Only a limited inspection is possible to the water supply pipework behind the backing to the kitchen units.

1 2 3 NI

G1 Electricity

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

There is a mains electricity supply. The meter and consumer unit are located in the cellar.

3

There is no label to the consumer unit confirming that a ten year periodic inspection has been carried out by a NICEIC electrician. Certain aspects warrant further investigation, including the age of the miniature circuit breaker board and old sockets and switch gear. We therefore recommend that a NICEIC electrician should carry out a ten year periodic inspection and advise as to whether any works are necessary to make the installation safe. If an inspection has already been carried out and the certification produced, we will be happy to change our condition rating accordingly.

G2 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.

There is a mains gas supply and the meter is located in the cellar.

3

Whilst I have no reason to doubt the adequacy of the installation, all gas installations need to be inspected every 12 months and I have not seen any evidence of this so some further investigation is warranted. You should instruct a registered Gas Safe fitter to report on the gas installation and appliances, advise as to whether the installation is safe and carry out any necessary works. If an inspection has already been carried out and the certification produced, we will be happy to change our condition rating accordingly.

G3 Water

There is a mains water supply. The internal stop tap is in the cellar.

1

A widespread inspection of all pipework is not carried out in the Homebuyer Report but from our limited inspection the visible pipework is of copper.

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G4 Heating	The Vaillant boiler is located in the kitchen. This powers the central heating system with wet fill radiators. It is of a fairly modern construction but there is no label confirming that a recent inspection has been carried out so some further investigation is warranted. You should check whether there is an annual service record for the boiler. If you are not satisfied with the service record, you should instruct a registered Gas Safe fitter to report on the condition of the boiler. If an inspection has already been carried out and certification produced, we will be happy to change our condition rating accordingly.	3
G5 Water heating	The water heating is provided by the same Vaillant gas central heating boiler in the kitchen and we refer to our comments under section G4 Heating above.	3
G6 Drainage	Two inspection covers were lifted and debris was noted in the chamber by the rear door. You should instruct an appropriately qualified person to inspect the drainage system and advise as to any necessary remedial works.	3
G7 Common services	None.	NI

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Limitations to inspection

The grounds and boundaries were inspected from within the site only.

1 2 3 NI

H1
Garage

None.

NI

H2
Other

It is assumed that one of the store places in the block of four belongs to the property. The store places are of brick under a concrete roof.

2

Concrete roofs have a limited life expectancy, typically around 60 years.

There are no doors fitted.

Cracked mortar was noted to the brickwork and repointing is required.

H3
General

The boundaries mainly comprise of walls. The front stone boundary wall has cracked and there is a slight bulge. This is at the boundary with the neighbouring property. Rebuilding may be likely in the near future. It is always sensible when purchasing a property, to be sure about the ownership of individual boundaries and responsibility for their maintenance. You are advised to check with your legal advisers. Please see section I3.

The front left stone boundary wall requires repointing and partial rebuilding at the front where it adjoins the step.

Only a limited inspection was possible of the rear brick wall as it is partially covered. However, we were able to see that it needs repointing and that the top two courses of brick are loose and need relaying.

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Issues for your legal advisers

We do not act as 'the 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, check whether there is a warranty covering replacement windows).

I1 Regulation

Your legal adviser should check that building regulation approval was obtained for the following:-

E2 - Roof coverings - roof covering replacement.

F5 - Chimney breast - removal of the chimney breast in the kitchen.

I2 Guarantees

Your legal adviser should check the following:-

G1 - Electricity - whether there is certification for a ten year periodic inspection by a NICEIC electrician.

G2 - Gas - whether there is certification for a recent gas inspection.

G4 Heating and G5 Water heating - whether there is a suitable annual service history in respect of the boiler.

I3 Other matters

Your legal adviser should:-

Confirm whether the site is freehold or leasehold. If it is leasehold, your legal adviser should check whether the term is for a period greater than 80 years. If not, it could affect our valuation figure.

Advise on the liability to maintain the boundaries.

Obtain a mining report from the Coal Authority to confirm that any ground movement from past mining operations has now ceased.

Advise on any possible flood risk by obtaining the usual searches and Environmental Report.

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

J1
Risks to the building

E1 - Chimney stacks - repointing.
 E2 - Roof coverings - repointing of ridge tiles. Maintenance to off-shot roof. Install lead flashings to dormer window.
 E3 - Rainwater pipes and gutters - overhaul.
 E4 - Main walls - Obtain a structural engineers report. Repoint.
 F2 - Ceilings - test for asbestos.
 F3 - Walls and partitions - test for asbestos. Obtain a damp report.
 F4 - Floors - replace rotten floor board. Obtain a timber report.
 F5 - Fireplaces and chimney breasts - Further investigation of penetrating damp. Replaster affected plaster.
 F9 - Other - Obtain a structural engineers report.
 G1 - Electricity - certification from a NICEIC electrician.
 G2 - Gas - certification from a registered Gas Safe fitter.
 G4 - Heating - certification from a registered Gas Safe fitter.
 G5 - Water heating - certification from a registered Gas Safe fitter.
 G6 - Drainage - obtain a drainage report.
 Local Environment - obtain a mining report from the Coal Authority.

J2
Risks to the grounds

H2 - Other - repoint.
 H3 - General - repairs to boundary walls.
 Local Environment - obtain a mining report from the Coal Authority.

J3
Risks to people

E1 - Chimney stacks - repointing.
 E2 - Roof coverings - repointing of ridge tiles. Maintenance to off-shot roof. Install lead flashings to dormer window.
 E3 - Rainwater pipes and gutters - overhaul.
 E4 - Main walls - Obtain a structural engineers report. Repoint.
 F2 - Ceilings - test for asbestos.
 F3 - Walls and partitions - test for asbestos. Obtain a damp report.
 F4 - Floors - replace rotten floor board. Obtain a timber report.
 F5 - Fireplaces and chimney breasts - further investigation of penetrating damp. Replaster affected plaster.
 F9 - Other - Obtain a structural engineers report.

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J3
Risks to people

G1 - Electricity - certification from a NICEIC electrician.
G2 - Gas - certification from a registered Gas Safe fitter.
G4 - Heating - certification from a registered Gas Safe fitter.
G5 - Water heating - certification from a registered Gas Safe fitter.
G6 - Drainage - obtain a drainage report.
Local Environment - obtain a mining report from the Coal Authority.
H2 - Other - repoint.
H3 - General - repairs to boundary walls.
Local Environment - obtain a mining report from the Coal Authority.

J4
Other

None.

Property address

141 Walkley Lane, Sheffield, S6 2NZ

In my opinion the Market Value on as inspected was:

(amount in words)

Tenure

Area of property (sq m)*

** Approximate gross internal area of the building or flat.*

In my opinion the current reinstatement cost of the property (see note below) is:

(amount in words)

In arriving at my valuation, I made the following assumptions.

With regard to the materials, construction, services, fixtures and fittings, and so on I have assumed that:

- an inspection of those parts that I could not inspect would not identify significant defects or a cause to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings or sales incentives.

With regard to legal matters I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal inquiries and that all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Any additional assumptions relating to the valuation

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking those concerning legal matters.

My opinion of the Market Value shown here could be affected by the outcome of the enquiries by your legal advisers (section I) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

Property address

Valuation

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the 'Description of the RICS HomeBuyer Service' provided. 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 by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

Property address

141 Walkley Lane, Sheffield, S6 2NZ

Surveyor's declaration

"I confirm that I have inspected the property and prepared this report, and the Market Value given in the report."

Signature	Security Print Code [547365 = 3696]		
Surveyor's RICS number	1185384	Qualifications	MRICS
For and on behalf of			
Company	Flint Ross		
Address	One Surveyors Court, Huntingtower Road,		
Town	Sheffield	County	South Yorkshire
Postcode	S11 7GS	Phone number	0114 268 6888
Website	www.flintross.co.uk	Fax number	0114 368 6222
Email	james@flintross.co.uk		
Property address	141 Walkley Lane, Sheffield, S6 2NZ		
Client's name	Mr Iain Noble	Date this report was produced	27 November 2013

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Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

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

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Please read the 'Description of the RICS HomeBuyer Service' (at the back of this report) for details of what is, and is not, inspected.

Property address 141 Walkley Lane, Sheffield, S6 2NZ

What to do now

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 the quotations in writing.

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

Further investigations

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

Who you should use for these further investigations

You should ask an appropriately qualified person, though 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.

What the further investigations will involve

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

When to do the work

The condition ratings help describe the urgency of the repair and replacement work. The following summary may help you decide when to do the work.

- Condition rating 2 – repairs should be done soon. Exactly when will depend on the type of problem, but it usually does not have to be done right away. Many repairs could wait weeks or months, giving you time to organise suitable reports and quotations.
- Condition rating 3 – repairs should be done as soon as possible. The speed of your response will depend on the nature of the problem. For example, repairs to a badly leaking roof or a dangerous gas boiler need to be carried out within a matter of hours, while other less important critical repairs could wait for a few days.

Warning

Although repairs of elements with a condition rating 2 are not considered urgent, if they are not addressed they may develop into defects needing more serious repairs. Flat roofs and gutters are typical examples. These can quickly get worse without warning and result in serious leaks.

As a result, you should regularly check elements with a condition rating 2 to make sure they are not getting worse.

Property address

141 Walkley Lane, Sheffield, S6 2NZ

Description of the RICS HomeBuyer Service

The service

The RICS HomeBuyer Service includes:

- an **inspection** of the property (see 'The inspection');
- a **report** based on the inspection (see 'The report') and
- a **valuation**, which is part of the report (see 'The valuation').

The surveyor who provides the RICS HomeBuyer Service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property;
- make an informed decision on what is a reasonable price to pay for the property;
- take account of any repairs or replacements the property needs; and
- consider what further advice you should take before committing to purchase the property.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, but does not force or open up the fabric. This means that the surveyor does not take up carpets, floor coverings or floorboards, move furniture, remove the contents of cupboards, roof spaces, etc., remove secured panels and/or hatches or undo electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from public property next door where accessible.

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

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. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; plumbing, heating or drainage installations (or whether they meet current regulations); or the inside 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.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access areas (for example, shared hallways and staircases). The surveyor inspects roof spaces only if they are accessible from within the property. The surveyor does not inspect drains, lifts, fire alarms and security systems.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should 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 these 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 2006*. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the 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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed.

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

- A Introduction to the report
 - B About the inspection
 - C Overall opinion and summary of the condition ratings
 - D About the property
 - E Outside the property
 - F Inside the property
 - G Services
 - H Grounds (including shared areas for flats)
 - I Issues for your legal advisers
 - J Risks
 - K Valuation
 - L Surveyor's declaration
- What to do now
Description of the RICS HomeBuyer Service
Typical house diagram

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.

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

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

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

NI – not inspected.

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS HomeBuyer Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency and environmental impact ratings in this report. The surveyor does not check the ratings and cannot comment on their accuracy.

Issues for legal advisers

The surveyor does not act as 'the 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, check whether there is a warranty covering replacement windows).

Continued...

Description (continued)

Risks

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

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

The valuation

The surveyor gives an opinion on both the Market Value of the property and the reinstatement cost at the time of the inspection (see the 'Reinstatement cost' section).

Market Value

'Market Value' is the estimated amount for which a property should exchange on the date of the valuation between a willing buyer and a willing seller, in an arm's length transaction after the property was properly marketed wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the Market Value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects or cause the surveyor to alter the valuation;
- no dangerous or damaging materials or building techniques have been used in the property;
- there is no contamination in or from the ground, and the ground has not been used as landfill;
- the property is connected to, and has the right to use, the mains services mentioned in the report; and
- the valuation does not take account of any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term);
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws;
- no particularly troublesome or unusual restrictions apply to the property, that the property is not affected by problems which would be revealed by the usual legal enquiries and that all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions; and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply.

If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

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.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1 The service – the surveyor provides the standard RICS HomeBuyer Service ('the service') described in the 'Description of the RICS HomeBuyer Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- costing of repairs;
- schedules of works;
- supervision of works;
- re-inspection;
- detailed specific issue reports; and
- market valuation (after repairs).

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

3 Before the inspection – you tell the surveyor if there is already an agreed or proposed price for the property, and if you have any particular concerns (such as plans for extension) about the property.

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

5 Cancelling this contract – you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have a building survey and a valuation, rather than the RICS HomeBuyer Service.

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

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.

Complaints handling procedure

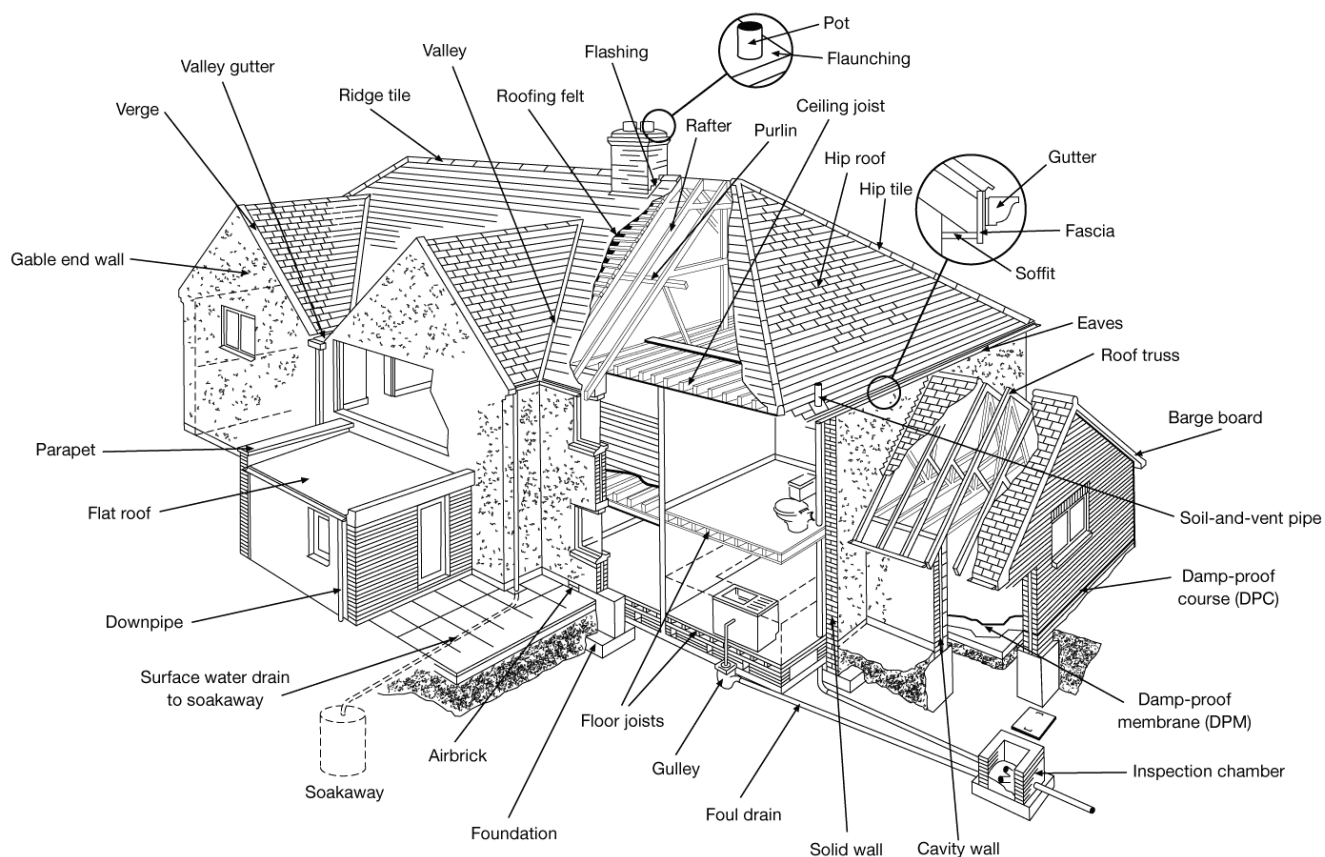
The surveyor will have a complaints handling procedure and will give you a copy if you ask.

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

This report is for use in England, Wales, Northern Ireland, Channel Islands and Isle of Man.

Typical house diagram

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



Property address

141 Walkley Lane, Sheffield, S6 2NZ



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HomeBuyer Report

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact an RICS qualified surveyor for further advice.

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
 - **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.
 - **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
 - **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified specialist.
 - **Other joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.
-

Maintenance tips

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).
- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
 - **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Make sure all hard surfaces are stable and level, and not slippery or a trip hazard.
-

Leasehold properties advice

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 section I of the HomeBuyer Report and you should give a copy of the report to your legal advisers immediately.

Unless it says otherwise, when deciding on the Market Value 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 and so on, 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, 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?

Leasehold properties advice

- (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 2006*? 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 and so on?
- (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 for repairs 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 and so on. 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).



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Specialist Report Required?

If your survey has recommended further investigations or reports, it may have raised some questions. Who do I contact? How much will they charge? Will they tell me what I need to know? Will this hold up my mortgage?

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