



LEVEL 2

Your survey and valuation report

Property address

12 Harlestone Close
Luton
LU34DW

Client's name

Ms. xxx

Inspection Date

13th March 2024

Surveyor's RICS number

6851858

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A

About the inspection and report

As agreed, this report will contain the following:

- a physical inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- 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 into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing 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.

About the inspection

- We only carry out a visual inspection. 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 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 do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- 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 these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the 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 sections D, E, F and G, 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 in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 1st March 2024 for a full list of exclusions.

A

About the inspection

Surveyor's name

Daniel Jombla BSc (Hons), AssocRICS, MIPWS.

Surveyor's RICS number

6851858

Company name

ARK Surveyors Limited

Date of the inspection

13th March 2024

Report reference number

AS/HBR/DJ/LU3 4DW

Related party disclosure

There are no related party matters or conflicts of interest to disclose, and we have no links with this transaction.

Full address and postcode of the property

12 Harlestone Close
Luton
LU34DW

Weather conditions when the inspection took place

During the inspection, the weather was dry following a period of dry weather.

Status of the property when the inspection took place

At the time of inspection, the property was unoccupied and unfurnished, with fixed and fitted floor coverings in all rooms.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance.

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.

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 the property

We are pleased to advise you that, in our opinion, this property is, on the whole, a reasonable proposition for purchase provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported and further investigations required.

These deficiencies are quite common in properties of this age and type. Provided the necessary works are carried out to a satisfactory standard, we can see no reason why there should be any special difficulty in resale. You must obtain estimates to ensure that the costs involved are acceptable to you.

B

Condition ratings

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'.



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.



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
D4	Main walls
E1	Roof structure
E3	Walls and partitions
E8	Bathroom fittings
F1	Electricity
F2	Gas/oil
F3	Water
F4	Heating
F5	Water heating
F6	Drainage



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
D2	Roof coverings
D3	Rainwater pipes and gutters
D5	Windows
D7	Conservatory and porches

Element no.	Element name
D8	Other joinery and finishes
E4	Floors
E5	Fireplaces, chimney breast and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
G1	Garage
G2	Permanent outbuildings and other structures



Elements with no current issues

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

Element no.	Element name
D6	Outside doors (including patio doors)
E2	Ceilings
E7	Woodwork (for example, staircase and joinery)



Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D9	Other
E9	Other
F7	Common services
G3	Other

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

The property comprises a semi-detached bungalow

Approximate year the property was built

Based on our knowledge of the area and housing styles, we think the property was approximately built in the 1960s.

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

N/A

Construction

The property was built using traditional materials and techniques. The roof is of a pitched design and covered with tiles. The main external walls are of cavity brickwork construction. Internal walls are of solid and stud wall partitions. The floor is assumed to be concrete construction. The windows are of replacement UPVC double-glazed units.

C

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.

Energy efficiency rating

Current C-73 Potential B-93

Issues relating to the energy efficiency rating

N/A

Mains services

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

Gas Electric Water Drainage

Central heating

Gas Electric Solid fuel Oil None

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

There are no other services or energy sources apparent at the time of inspection.

Other energy matters

N/A

C

Location and facilities

Grounds

The property is set on a residential road with an even topography. There is a front drive and a private, enclosed, reasonably sized rear garden.

Location

The building is located within an established residential area within reasonable proximity of all usual local amenities.

Facilities

All usual facilities and amenities are reasonably at hand.

Local environment

According to the Geological Survey Map of this area, the soil in this area is referred to as Zig Zag Chalk Formation - Chalk.

There is always a concern with properties situated on shrinkable subsoils such as this as they can be prone to ground-related structural movement. This is due to volumetric changes in the bearing soil, which is affected by seasonal conditions such as rainfall, long, dry summers, and water extraction from trees. It is important that you ensure that a building insurance policy remains in force, to cover the property for the risk of ground-related structural movement.

According to the Environment Agency Flood Risk database, the property is in a location where there is a very low risk of flooding.

The information obtained from Public Health England, the Government-run database, indicates that there is a need for radon protective measures.

This type of report is not property-specific and may not particularly relate to your property. An enhanced search would be our recommendation.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Many parts of a building, such as foundations and subfloor areas, are concealed during the inspection. We have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

It was not raining at the time of inspection, and there may be leaks or defects, which can only become apparent during periods of heavy rain.

In preparing this report, we may rely on information provided by the client prior to our inspection, although we will not authenticate the details of any information provided.

Not every area has been inspected in detail. Our inspection of all areas cannot confirm the presence of every or all defects within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report, commenting in any general sense on the risk of all possible sources of defects which may become evident in the future. Our findings are therefore limited accordingly.



D1 Chimney stacks

None.

Condition rating 4: Not inspected.

NI

D2 Roof Coverings

Main Roof:

The main roof covering is a pitched design, covered with tiles that appear in reasonable condition for their type and age. However, mortar pointing on some of the ridge tiles has eroded, and cracks/defects were noted on the roof verge. The cracked mortar should be re-pointed with weather resistant mortar mix for durability. We recommend repairs to prevent water ingress, timber decay and dampness. The roof structure is generally performing its function, though some repairs will be required.

Conservatory Roof:

The roof covering comprises lightweight construction, and care should be taken when gaining access for maintenance. The polycarbonate sheet roofing, together with its seals, will deteriorate and should only be regarded as a short-lived form of roof prone to leakage and condensation.

Moss accumulates on the roof surfaces. It increases water retention and tile deterioration and, when dislodged, can block rainwater gutters. It should be carefully removed to prevent damage to the roof coverings.

Due to the height and configuration of the building, it was not possible to inspect all sections of the roof. We are therefore unable to comment on the condition of unseen areas. We cannot accept any

2

responsibility for any defect that would have been apparent to us only if we had been able to inspect these parts of the property/roof freely.

To repair, maintain, or replace roofs safely and without damaging the roof covering, contractors must use appropriate access equipment (scaffolding, hydraulic platforms, etc.).

Condition rating 2: Clear moss from roof surfaces/general repairs and maintenance required.



Photo - 2



Photo - 3 Defects noted on roof verge



Photo - 4



Photo - 5



Photo - 6

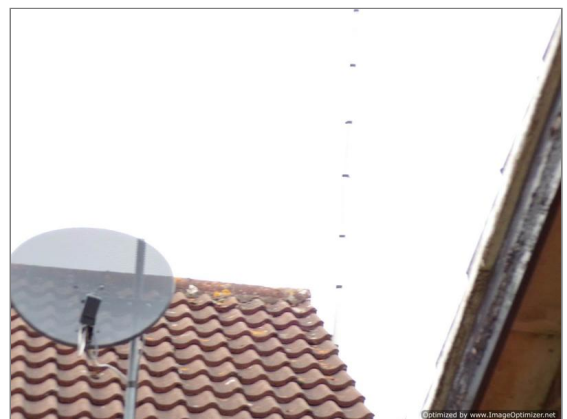


Photo - 7



Photo - 8



Photo - 9 Mortar pointing on ridge tiles has eroded



Photo - 10

D3 Rainwater pipes and gutters

It was not raining at the time of inspection, and leaks or defects may only become apparent during periods of heavy rain.

2

Rainwater goods comprise mainly PVC sections, hopper heads, downpipes, gully, and gutters. The downpipes appear in reasonable condition, though we observed defects to the rainwater goods generally, during our inspection. We cannot confirm whether the rainwater goods would be effective during periods of heavy or prolonged rainfall.

The presence of any significant staining to fascia boards or superstructure, PVC section joints would appear to suggest there are defects/leakages at the present time.

We recommend repairs to ensure that they are watertight. Regular inspection and maintenance will be required to ensure gutters remain weather tight. This should be undertaken on an annual basis.

Gutters need regular maintenance and should be checked and cleaned out periodically to ensure they continue to function properly. Blocked and leaking gutters and downpipes can cause damp penetration and timber decay to the structure. Regular maintenance is therefore important to reduce this risk.

Drainage gullies were noted and should be cleaned and maintained on a regular basis to minimise

the risk of blockage, and as a precaution, all surface water gullies and drainage trenches within curtilage should be flooded prior to purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

To maintain the rainwater pipes and gutters safely, contractors will have to use appropriate access equipment (e.g. scaffolding, hydraulic platforms, etc.). This can increase the cost of the work.

Condition rating 2. Repair leaking PVC sections/general repairs and maintenance are required.



Photo - 11



Photo - 12



Photo - 13



Photo - 14 Defective rainwater goods



Photo - 15



Photo - 16 Staining on the rain water goods.

D4 Main walls

We noted no evidence of any significant recent or progressive structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters at this stage. Long-term monitoring would, of course, be necessary to be categorical regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

3

However, there is evidence of repointing to the walls which may be concealing past movement. We saw no evidence to suggest an ongoing problem, but your legal adviser should make further formal enquiries in relation to these repairs and whether any claim for subsidence have been made in the past.

In a property of this age, the foundations of the main superstructure are likely to be positioned at a shallower depth than would be required by present-day standards. Reduced foundational depths increase the susceptibility to super-structural disturbance due to seasonal subsoil moisture fluctuations.

The external walls are of cavity brickwork construction incorporating a cavity between the inner and outer leaves with metal ties holding them together. It was not possible to check the condition of the ties within the wall cavities. However, there is no reason to anticipate wall tie failure and no external evidence of this was noted. We noted no significant structural movement to this property.

Some evidence of distortions, cracking to mortar pointing, defects and weathering were noted on wall surfaces and around openings. These areas should be repaired to prevent water ingress. Mortar pointing has slightly perished in some areas. Localised repointing and making good is required for areas of soft mortar between the bricks to prevent further deterioration and minimise the risk of damp penetration.

Testing internally with the aid of a conductance-type moisture meter indicated evidence of penetrating dampness in the bedrooms and hallway.

It should be noted that the location of where damp meter readings are taken would not normally form part of the Report. Further investigation by a damp specialist will provide more detail, along with any recommendation for remedial treatment. It is important to note that any dampness noted on the internal walls could also have spread to any concealed timbers that may have been in contact with the dampness.

Damp testing was restricted in parts of the kitchen where fitted base units are located and the bathroom where walls are tiled. Treating dampness in these areas can be difficult, expensive, and disruptive.

We recommend further investigation and remedial action by a damp and timber treatment contractor who is a member of PCA. You should obtain quotes before you commit to the purchase. It should be noted that seasonal conditions can affect the degree of damp penetration within a property. In terms of dampness, we are only able to advise as to the condition of the property at the time of inspection and with restrictions of inspection imposed.

Our inspection has been carried out to accessible and exposed areas available at the time of our survey in a non-destructive manner. We therefore cannot confirm the presence of any dampness to areas inaccessible at the time of our survey due to dry linings, built-in units, furniture, fixtures, or floor coverings. Unless otherwise noted we cannot confirm the presence of any existing damp proof membranes within solid floors.

We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of dampness which may become evident in the future. Our findings are therefore limited accordingly.

We would draw your attention to the close proximity of trees and plants to the front/rear/neighbor's garden or close to the property. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations.

With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells. No significant detrimental effects to the property were noted to date although the trees should be regularly pruned and pollard to restrict future growth and minimise the risk of defects occurring.

Condition rating 3: Further specialist damp investigations/general repairs and maintenance required.



Photo - 17



Photo - 18



Photo - 19



Photo - 20



Photo - 21 Defects noted



Photo - 22



Photo - 23

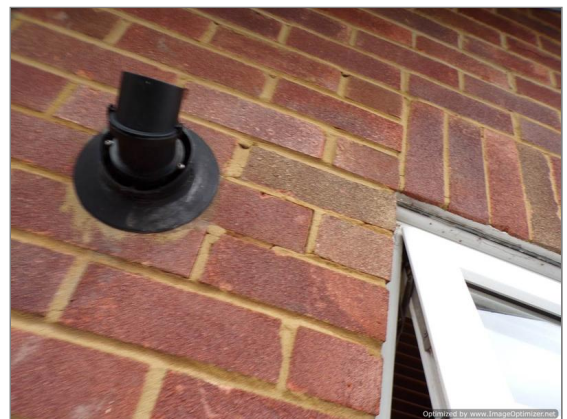


Photo - 24

D5 Windows

The windows are replacement UPVC double-glazed units on the property's elevations. They are old but in serviceable condition. As they continue to age, defects and misting to the double glazing will be more pronounced, and at that stage, the windows should be replaced.

2

Your legal advisers should make further inquiries about the guarantees and whether the double-glazed units were installed with local authority consent or by a member of FENSA. Please see our comment in Section H2 Guarantees.

Where windows and doors have been replaced, we are unable to confirm whether adequate provision has been made to support the main structure above. Although no evidence of failure was noted, additional support may be required in the future.

The Government's Approved Document L1B (Conservation of Fuel and Power in Existing Dwellings), complementing the energy efficiency regulations, was issued in 2010 and revised in 2013. It extended the Building Regulations to cover replacement window and door installations from April 2002, from when all installers and buyers of replacement windows and doors are required to comply with improved energy efficiency requirements. One of the main drivers is the need to reduce heat loss in order to conform to more stringent energy efficiency targets. Glass products will be expected to have lower heat loss, measured by their "U" value.

Externally, there appears to be an adequate projection of the sills beyond the face of the walls. The junction between the window frames and the openings in the walls in which they are fitted are fairly sealed but this area should be regularly checked for a crack to prevent water ingress.

The junction between the window frames and the openings in the walls in which they are fitted has cracking. The crack should be filled, and the area should be regularly checked for cracks to prevent water ingress. The decorative finishes are weathered, with timber defect/chip/age-related marks noted. I would recommend maintenance/repairs to prevent timber decay.

Condition rating 2: General repairs and maintenance are required.



Photo - 25



Photo - 26



Photo - 27



Photo - 28

D6 Outside doors (including patio doors)

The main entrance door is of PVC construction with side screens. The door and frame are found to be in reasonable condition at the time of our inspection and no repairs are required. The door leading to the rear garden is of PVC double glazed framed and appears in reasonable condition to type and age.

1

Not every element was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature.

The junction between the door frames and the openings in the walls in which they are fitted are properly sealed with no apparent defects or repairs needed. The security offered by the door is reasonable.

Condition rating 1. No repair is required at the time of our inspection. The property should be maintained in the normal way.



Photo - 29



Photo - 30

D7 Conservatory and porches

To the rear of the property, there is a UPVC-framed conservatory with double glazing. It appears to be in reasonable condition. 2

Conservatories are not required to be built to the same exacting standards as dwellings and, therefore, cannot be expected to function or last as well.

The roof covering comprises lightweight construction, and care should be taken when gaining access for maintenance. The polycarbonate sheet roofing, together with its seals, will deteriorate and should only be regarded as a short-lived form of roof prone to leakage and condensation.

The conservatory has been recently erected and may have the benefit of a guarantee. Your legal advisers should be requested to check whether the guarantee can be transferred to you.

You should ask your legal adviser to check whether the double glazing has either Building Regulation approval or has been installed by a contractor registered with FENSA. If it was installed before April 2002 or does not have either of these, you should ask an appropriately qualified person to inspect the double glazing to assess quality.

We noted defects/staining and recommended repairs.

Condition rating 2: General repairs and maintenance required.



Photo - 31



Photo - 32 Defects noted

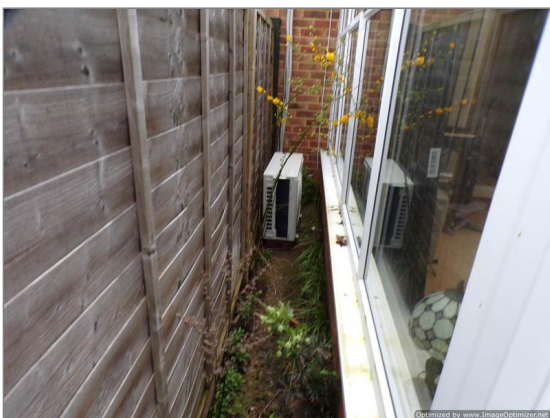


Photo - 33



Photo - 34



Photo - 35



Photo - 36

D8 Other joinery and finishes

Other joinery includes the woodwork at the eaves level (the edges of the roof where the guttering is fixed), soffit, and fascias. In this case, the usual woodwork at the eaves level comprises timber soffit and fascias. These are generally in reasonable condition, with no sign of significant defect noted.

2

It is not possible to comment on any concealed sections of the woodwork. A closer inspection of woodwork could reveal areas of defect, for example, behind guttering, soffit, and fascias.

Woodwork at the roof or eaves level is commonly affected by weathering and rot, and the need for repairs should be anticipated in the future.

A representative sample of timber has been inspected, and no serious defects were found; however, the possibility of concealed defects being present in inaccessible timbers cannot be entirely ruled out.

The external decorations to any exposed timbers should be maintained to a good standard to reduce the risk of damage and timber decay. The external decoration is generally in reasonable condition. Notwithstanding, external decorations should be carried out as required, about every five years, to ensure that all surfaces are protected.

The decorative finishes to the fascia, soffit boards/external joinery are weathered with evidence of timber defects noted. The external joinery have severely deteriorated and we you are advised to plan or budget for its replacement in the near future.

Condition rating 2 Repair external joinery/general repairs and maintenance required.



Photo - 37



Photo - 38 Defects noted



Photo - 39 Timber defect/decay noted

D9 Other

No further comment.

Condition rating 4. Not inspected

NI

E

Inside the property

Inside the property

Limitations on the inspection

We have not inspected parts of the property that were covered, unexposed or inaccessible, or not possible to inspect without removing carpets or fittings. We were unable to report that such parts are free from rot, wood-boring insect infestation, other pests, or defects. We cannot accept any responsibility for any defect which would have been apparent to us only if we had been able to inspect freely these parts of the property.

It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

The floor voids could not be inspected. The floorboards have not been lifted and no comment can be made regarding these covered areas.

It was not raining at the time of inspection and there may be leaks or defects which can only become apparent during periods of heavy rain.

Some of the internal walls are concealed by wall tiles, paper, shelves, stored items, furniture, and fittings. It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

Not every area has been inspected in detail. Our inspection of all areas cannot confirm the presence of every or all defect within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of defects which may become evident in the future. Our findings are therefore limited accordingly.



E1 Roof structure

Inspection of the roof space was carried out via the access hatch on the first-floor landing. We have not inspected parts of the property which were covered, unexposed inaccessible, or not possible to inspect without removing fittings. We are unable to report that such parts are free from rot, woodboring insect infestation, other pests, or defects. We cannot accept any responsibility for any defect which would have been apparent to us only if we had been able to inspect freely these parts of the property.

3

Our inspection of the roof timber was restricted due to timber boarding and insulation. It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

The main roof is of a traditional pitched design formed in cut timber, with concrete tiles generally in reasonable condition. The roof structure is performing its function adequately, and no repair work is necessary.

The roof is underlined. The underlining appears in reasonable condition, offering a secondary barrier against wind-driven rain that gets through the tiles.

Insulation provided to the roof space is considered inadequate, and improvement is required.

Current thinking on environmental comfort conditions usually recommends a thickness of insulation quilt within the roof space of between 270 mm and 300 mm.

No signs of condensation were noted on the roof timbers within the roof space at the time of our inspection. Condensation is inevitable during normal occupation. If not managed correctly, it can lead to mould growth, which can have adverse health effects.

No apparent evidence of any severe or active beetle infestation or related woodboring insects was observed. Roof space is intrinsically a dusty place, and such evidence may be concealed by dust and insulation. We also observed no examples of dry rot to the roof timbers, however, ventilation to the roof space should be maintained to prevent conditions favourable to rot.

We observed possible concrete blockwork on the gable wall, and these have not been rendered. Concrete blocks have a shorter life than bricks, and your legal advisers should advise you further on the implications of this/compliance. No exposure has been undertaken, and our findings are therefore limited accordingly.

We observed a plastic header and water tank in the roof space. Due to the covering around the tank, we cannot comment on unseen areas of the tank/plumbing/fittings. There are pipes within the roof space, and even though no leak was noted, we recommend further leak/defect inspection prior to commitment to purchase. These should be regularly monitored for leaks and to ensure that they are watertight.

We observed possible concrete blockwork on the gable wall, and these have not been rendered. Concrete blocks have a shorter life than bricks, and your legal advisers should advise you further on the implications of this. No exposure has been undertaken, and our findings are therefore limited accordingly.

Condition rating 3: Further leak investigations and repairs required.

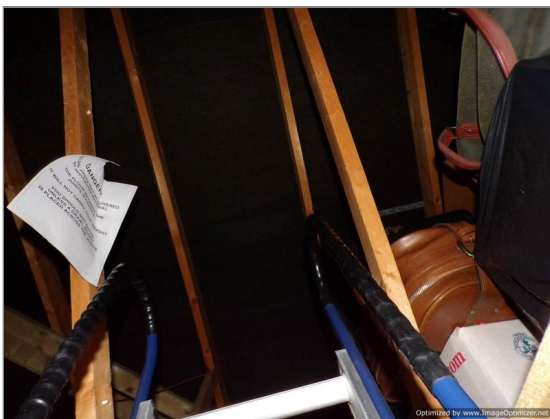


Photo - 40

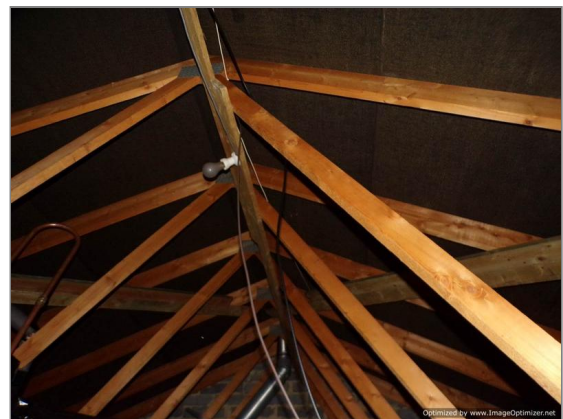


Photo - 41



Photo - 42



Photo - 43



Photo - 44 Water tank noted

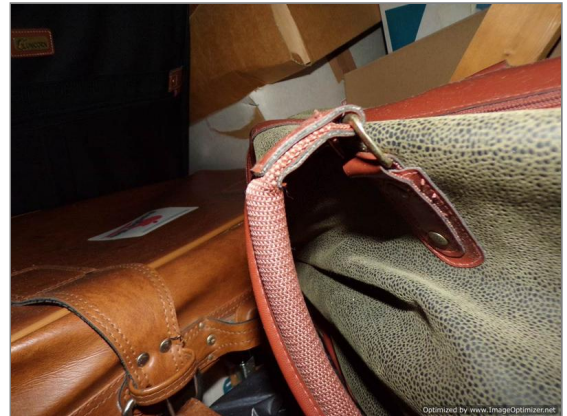


Photo - 45 Several storage items which restricted our inspection



Photo - 46



Photo - 47



Photo - 48



Photo - 49



Photo - 50



Photo - 51



Photo - 52

E2 Ceilings

The ceilings are made of plasterboard, finished in Artex coating. These are in reasonable condition to type and age, with wear and tear discolouration noted in some areas.

1

Some of the ceilings were covered with other fittings, which may have concealed defective ceilings. When removed, defects may be noted, and you should budget for repairs.

A textured coating has been applied to ceilings within the property. This material may contain a small quantity of asbestos fibre. The general use of asbestos ceased in the mid-1980's. On the basis of the likely age of the textured finish, it is therefore recommended that it is not worked or sanded in any way that could release fibres. Further advice regarding asbestos is provided later in the report under the 'Hazardous Materials' section severe instability was evident.

No severe instability was evident. It should be noted that cracks along the lines of plasterboard joints are not unusual. These ceilings of plasterboard can crack at the joints between the boards and small areas of plaster can be dislodged by the nail fixings. These cracks are not structurally significant and can be filled when redecorating.

Condition rating 1. No repair is required at the time of our inspection. The property should be maintained in the normal way.



Photo - 53



Photo - 54

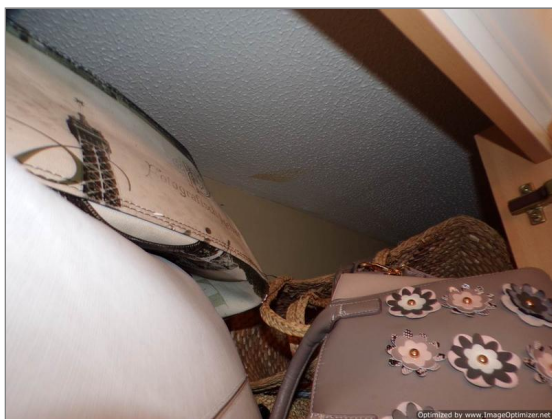


Photo - 55

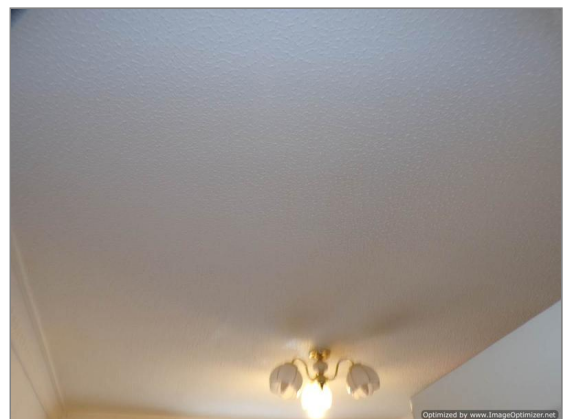


Photo - 56



Photo - 57



Photo - 58



Photo - 59



Photo - 60



Photo - 61



Photo - 62



Photo - 63

E3 Walls and partitions

The internal walls and partitions comprise of solid section brick/plasterboard work with a plaster finish. Cracks were noted in the wall surfaces. It should be noted that cracks along the wall surfaces are not unusual. Minor cracks are typically found in properties of this age and design and are not of structural significance. Such cracks can be filled when redecorating.

3

Some of the internal walls are concealed by wall tiles, paper, shelves, stored items, furniture, and other fittings. It is possible that defects may exist in unseen areas and unless the property is fully inspected prior to purchase commitment, there may be additional costs of repair which must be borne by you.

Some door openings appear out of square probably caused by the movement of the supporting floors and/or settlement of the building and whilst not considered significant, doors may need occasional adjustment.

Older plaster finishes will be more soft and powdery than modern plaster and minor collapse in localised areas can be expected, if disturbed, particularly during redecoration works.

Checks were undertaken with an electronic moisture meter at random points to the internal wall, floor, and other surfaces, and signs of dampness were noted to this property. Where there are built-in fittings such as kitchen fittings, dampness can be difficult to trace but costly and inconvenient to rectify.

Our inspection has been carried out to accessible and exposed areas available at the time of our survey in a non-destructive manner at random. We, therefore, cannot confirm the presence of any dampness to areas inaccessible at the time of our survey due to dry linings, built-in units, furniture, fixtures, or floor coverings.

Unless otherwise noted we cannot confirm the presence of any existing damp proof membranes within solid floors. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of dampness which may become evident in the future. Our findings are therefore limited accordingly.

Condition rating 3: Further investigation and repairs are now required.



Photo - 64

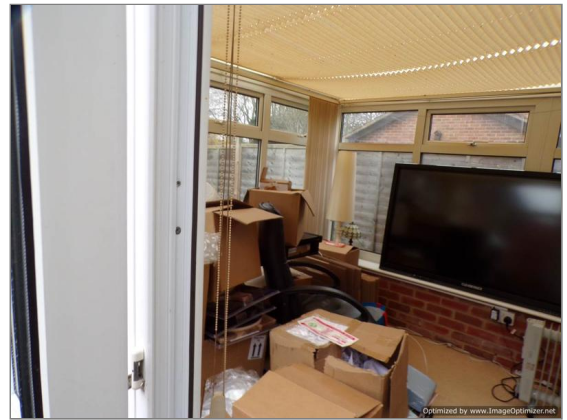


Photo - 65



Photo - 66



Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76



Photo - 77



Photo - 78



Photo - 79



Photo - 80



Photo - 81



Photo - 82

E4 Floors

The property was occupied and fully furnished, with fitted floor coverings in all areas, which restricted our inspection of the floor construction. 2

Owing to conditions of occupancy and in accordance with our terms and conditions, no fixed floor coverings were lifted which in this instance meant that no inspection of sub-structural floor construction was possible.

The floor is assumed to be concrete construction, overlaid with other fittings, and appeared in reasonable condition at the time of our inspection. Where walked on, it is firm underfoot and capable of bearing normal domestic load.

Floors generally of average finish and surface condition.

Since dampness has been noted, timber in contact with damp walls may have suffered decay/rot and further exposure and examination are recommended.

Concealed timbers are potentially suspected of woodworm attacks and fungal decay. We recommend that a reputable timber and damp specialist carry out further exposure and examination of sub-structural timbers prior to purchase commitment to more accurately determine their condition. Reports and quotations should be obtained from an appropriately qualified person prior to purchase commitment. It should be verified that the appropriately qualified person attending will be able to offer long-term insurance-backed validated guarantees on completion.

Condition rating 2: Further examination and repairs are required.

E5 Fireplaces, chimney breasts and flues

The chimney breasts to the property are still in place fitted with a fireplace. These have not been tested and an appropriately qualified person should be called in prior to purchase commitment to fully determine the condition of this and all other gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of flues to accommodate exhaust emission arrangements. 2

If you intend to use this as a working fireplace, it should be noted that flue lining in a property of

this age would have perished and in need of repair and or replacement. A chimney sweep should also be required to ensure the chimney is properly swept to prevent a fire hazard.

The central heating boiler is located within the utility cupboard. This appears in reasonable condition.

A GAS SAFE registered engineer should be called in prior to purchase commitment to fully determine the condition of all gas appliances/pipework within the property to ensure their compliance with all regulations and requirements and the adequacy of the flue to accommodate exhaust emission arrangements. Please see our comment in Section I3 Risks

Condition rating 2: Test fireplaces.



Photo - 83

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

Kitchen fittings comprise a range of relatively old base and wall units of timber construction. Kitchen fittings are serviceable but were not inspected in detail, some wear and tear and minor repairs should be expected.

2

Kitchen sink, washing machine etc., assumed plumbed in plastic/copper. Suitability of pipe connections and waste not readily ascertained. We noted missing wall tiles/defects and recommend repairs.

A representative sample of timber has been inspected and no timber defects were noted. The possibility of concealed defects being present to inaccessible timbers cannot be entirely ruled out.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water, gas pipes, and obscure dampness to walls and problems. You should plan for regular maintenance.

Condition rating 2: General repairs and maintenance are required.



Photo - 84



Photo - 85



Photo - 86

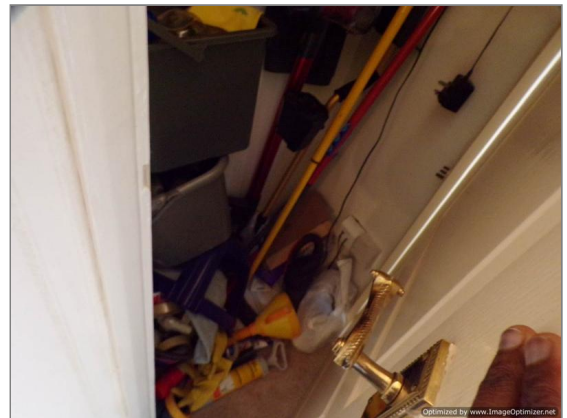


Photo - 87



Photo - 88

E7 Woodwork (for example, staircase joinery)

Internal joinery includes the skirting boards, architraves, and timber-framed doors. The joinery is generally in reasonable condition to type and age, and some cosmetic work to finish is required.

1

The property has painted architraves and skirting boards throughout. All the internal softwood joinery doors, liners and other such timbers are in fair condition. Age-related marks and scrapes were recorded in all areas but with no areas of missing joinery.

Where there are built-in fittings such as bath and kitchen fittings, dampness can be difficult to trace but costly and inconvenient to rectify.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes and obscure dampness to walls and problems. You should plan for a higher level of maintenance with these fittings.

Not every element was inspected in detail. Regular inspections of all moveable parts should be undertaken and suitable easing and adjusting would be considered a normal maintenance feature. The possibility of concealed defects being present in inaccessible timbers cannot be entirely ruled out; therefore, you should accept the risk of a defect being discovered at a later time.

Condition rating 1. No repair is required at the time of our inspection. The property should be maintained in the normal way.

E8 Bathroom fittings

The plumbing installations were not specifically tested. We recommend that an appropriately qualified person test them prior to purchase commitment to determine their condition under variable operational requirements.

3

There is one bathroom with toilets in the property consisting of modern suites of sanitary fittings. Although they were not inspected in detail, they include a bath, toilet, and wash hand basin. These are in average condition. We are unable to advise further on the suitability of pipe connections and waste. The standard of fitment is a matter of personal taste. We observed defects to the joinery/boxing panel next to the toilet pedal-stone and recommend repairs.

Flexible sealants around the washbasin, bath and toilets should be regularly checked and maintained as even slight damage may allow water penetration to enclosed areas beneath, which may cause rot and decay of the timber floor structure.

Where there are built-in fittings such as bath and kitchen fittings, dampness can be difficult to trace but costly and inconvenient to rectify.

Adequate water pressure was obtained from the various sanitary fittings when these were tested over a short period of time, and we, therefore, consider it reasonable to conclude that this system is satisfactory, although we obviously cannot advise upon the internal condition of the service piping.

There are leak staining around the shower screen and this would indicate moisture/water is escaping and this should be checked to prevent water damage to the enclosed areas beneath, such as the supporting timber floor. It is possible the sealant has perished and needs replacing, and a plumber will be able to assist with this. Further leak investigation and repairs are now required.

Our inspection of all areas cannot confirm the presence of all leaks within the property as a whole and where our inspection was restricted. We are not unless specifically noted within the report commenting in any general sense on the risk of all possible sources of leaks which may become evident in the future. Our findings are therefore limited accordingly.

Condition rating 3: Further leak investigations/general repairs and maintenance are now required.



Photo - 89



Photo - 90



Photo - 91



Photo - 92 Defects noted



Photo - 93 Defects noted boxing panel



Photo - 94 Leak stains noted on shower screen.

E9 Other

No further comment.

Condition rating 4: Not inspected

NI

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

We have not carried out any testing of the service installations and our assessment is based on a visual inspection only. Condition ratings assume that current compliance certificates are available for all services, which should be verified. In the absence of appropriate certification, condition ratings would, by default, be reduced to the lowest level, which is condition rating 3.

The plumbing installations were not specifically tested. We recommend a test before purchase commitment by an appropriately qualified person to confirm the condition under variable operational requirements. The quality of the internal pipework/plumbing was not checked.



F1 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.*

The electrical installation was not specifically tested. We recommend a test before purchase commitment by an appropriately qualified person to be categoric regarding the condition.

3

The property is connected to a mains electricity supply. The main electrical intake, consumer unit, wall-mounted and located in the cupboard by the main entrance door and meter is in a consumer box outside the property. There is no evidence of a recent and satisfactory test certificate, and there is no way of knowing whether the alteration was done properly.

Current guidelines recommend that electrical installations be tested every five years or upon a change of ownership. You should arrange for the electrical installation to be tested by a NICEIC-registered electrician before the exchange of contracts.

An appropriately qualified specialist should be instructed before purchase commitment to confirm the full adequacy and compliance of the installation.

Condition rating 3: Test electric installations.



Photo - 95



Photo - 96

F2 Gas/oil

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

Where there are gas appliances within a property, we consider it prudent and recommend the installation of carbon monoxide spot detectors as a matter of good safety. An appropriately qualified specialist should be instructed before purchase commitment to confirm the full adequacy and compliance of the installation.

3

A mains gas supply is installed, and the meter is located in a consumer box outside the property. Where observed, the copper pipework appears to be in satisfactory condition. No smell of gas was detected during our inspection and no other defects were noted that require urgent or significant repairs to the installation.

However, in view of the complexity of regulation and safety implications and the lack of evidence of adequate maintenance, we recommend an inspection of the installation and appliances, etc., by the appropriate gas company prior to future use.

It should be noted that all alterations or installation of pipework must be carried out by registered 'Gas Safe' contractors. You are advised to obtain a report and quotation from a Gas Safe registered engineer in respect of gas installations on the property.

Condition rating 3: Test gas installations and appliances.



Photo - 97

F3 Water

The plumbing installations were not specifically tested. We recommend a test before purchase commitment by an appropriately qualified person to determine the condition under variable operational requirements.

3

Mains water is connected. The internal stopcock is assumed to be located under the kitchen sink and the external stopcock is located on the pavement. Stopcocks are important in the event of an emergency.

We have not tested the plumbing connections, and we recommend further inspection by a qualified plumber to verify whether there is any lead pipe to the main supply.

The property is considered plumbed in plastic/copper, the suitability of pipe runs, spacing, clipping, and jointing are not readily determined. There was no obvious evidence of a defect noted at the time of our inspection. However, it is recommended that a qualified plumber should be instructed to report on the condition of all pipes, including the concealed ones.

Condition rating 3: Test plumbing connections



Photo - 98

F4 Heating

The central heating system was not tested. We recommend a test before purchase commitment by an appropriately qualified person to be categoric regarding the conditions under variable operational requirements.

3

Central heating is provided by a wall-mounted gas-fired combination boiler located in the Kitchen.

The efficiency and life expectancy are not determined, and the system we would recommend is serviced and demonstrated to you, so you are satisfied with their performance under variable operational requirements.

The boiler is connected to radiators, and the radiator valves, room thermostats, and boiler managers are in reasonable condition; however, we cannot comment on their serviceability.

The heating system was not operating at the time of inspection, and we have no evidence of any service history. Therefore, evidence of recent, regular, and satisfactory servicing should be obtained.

If it is not possible to obtain such evidence, then the system must be tested and serviced by a Gas Safe registered contractor prior to your legal commitment to purchase, as pressurised systems of this type require correct servicing and maintenance to ensure efficiency and safety.

The boiler is fitted with a balanced flue which discharges to the outside air through the external wall. The flue appears clear and unobstructed and should be provided with a protective guard to prevent injury and damage.

Condition rating 3: Test heating services



Photo - 99

F5 Water heating

The hot water system was not tested. We recommend a test prior to purchase commitment by an appropriately qualified person to confirm the condition under variable operational requirements.

3

Domestic hot water is provided by the central heating boiler and then stored in a pre-lagged copper cylinder located within the boiler cupboard. The cylinder appears to be in reasonable condition, showing no evidence of leakage. However, further leak checks should be undertaken before commitment to purchase. The efficiency and life span of the boiler and the pressurized hot water

cylinder are not readily determined. There was a reasonable flow of hot water through the taps to the sanitary appliances.

The cylinder has an immersion heater thereto and appears in reasonable condition. The suitability of hot water distribution is not readily ascertained, generally copper supply pipework distribution. We cannot confirm whether the system is currently covered by a service/maintenance contract.

It is recommended that service records be obtained, and if the boiler has not been serviced recently, an appropriately qualified person should be instructed to undertake a full service, including checking the ventilation to the boiler in addition to checking and cleaning out the flues as found to be necessary.

Condition rating 3: A test is required.



Photo - 100

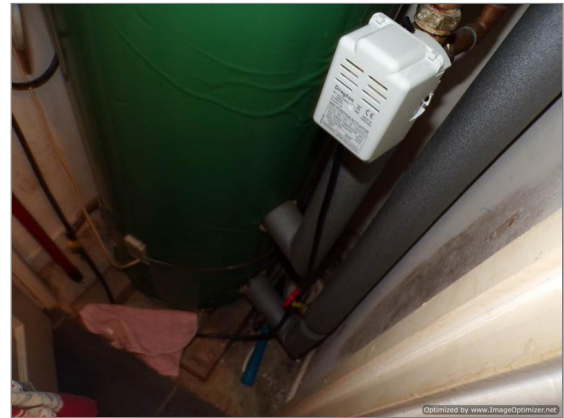


Photo - 101

F6 Drainage

Drainage is believed to connect to the public sewer via a system which is shared with adjoining owners and your legal advisers to confirm.

3

There are inspection chambers located within the curtilage at the rear sides, covered with metal drain covers. The manhole chambers could not be opened, and therefore, no comments can be made about its condition.

We found no indication above ground to suspect any serious underground drainage problems. However, you should be aware that drains in properties of this age, especially located on shrinkable clay subsoils where trees and vegetation are present can develop problems.

It should be appreciated that even where inspection of the accessible manholes is carried out, it cannot conclusively confirm that other hidden areas of the system are free from defects. This can only be established by a detailed drain test or CCTV drain survey.

PVC/Cast iron soil and vent pipe to the rear of the building are in reasonable condition to type and age, but regular maintenance will be required.

Without extensive exposure work, we are unable to confirm the type or layout of the underground rainwater drainage system. It is assumed that there is a joint liability for sections of underground drainage in the curtilage. Your legal adviser to confirm before purchase commitment.

Surface water drains into gullies at ground level, and these appear generally reasonably satisfactory with no apparent defects. Gullies provided are covered with gratings. Gullies should be kept clean and covered with a grating to prevent blockages.

Drainage gullies should be cleaned and maintained on a regular basis to minimise the risk of blockage, and as a precaution, all surface water gullies and drainage trenches within curtilage should be flooded before purchase commitment to determine their likely adequacy or otherwise under simulated storm conditions.

Condition rating 3. Check the drainage system.



Photo - 102

F7 Common services

Other than the drainage being shared, no other common services exist or apparently affect this property.

NI

Condition rating 4. Not inspected

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

There is no unusual restrictions to our inspection of this area.



G1 Garage

It was not raining at the time of inspection, and leaks or defects may only become apparent during periods of heavy rain. 2

There is a garage on the property.

The floor of concrete construction. Electric light and power are provided. Your electrical engineer's report should advise you further. The garage is adequate for its purpose. However, it should be realised that it will not have been constructed to the same standard as a dwelling.

No major structural deficiencies were noted, although usual wear and tear was evident. Regular maintenance of all elements should be undertaken. The garage was full of storage items, and this restricted our inspection.

Evidence of staining was noted on the roof timbers, and further leak checks/investigations and repairs are required before committing to purchase. Due to access restriction, it was not possible to determine the extent of the possible damage, and our findings are limited accordingly,

Your legal adviser should confirm the acceptability of liabilities/rights of way over the garage access.

Condition rating 2: General repairs and maintenance are required.



Photo - 103



Photo - 104



Photo - 105



Photo - 106



Photo - 107



Photo - 108



Photo - 109



Photo - 110

G2 Permanent outbuildings and other structures

The property occupies a relatively level site with a private enclosed front drive and rear garden. There is a timber-framed shed in the rear garden. For the purposes of this survey, timber sheds are considered temporary structures and are not inspected in detail. The shed were noted to have

2

defects and recommend repairs.

The rear garden is partly paved and laid to lawn. This appears generally in reasonable condition. Ongoing maintenance will be required.

We would draw your attention to the close proximity of trees and hedges. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells.

No significant detrimental effects to the property have been noted to date, although the trees should be regularly pruned and pollarded to restrict future growth and minimise the risk of defects occurring.

Given the established gardens, we cannot fully preclude the risk of the presence of Japanese Knotweed. This is a plant which is difficult and expensive to remove and is considered a hazard and a restriction on mortgageability and saleability. The only way to categorically confirm in this regard would be to obtain a specific and detailed analysis by a company specialising in such work, which is advised. A complete analysis of all garden plants is not undertaken, and we do not warrant nor inspect vegetation on surrounding properties. Further investigation by an invasive plant specialist.

The timber fence forming the rear left and right side boundaries is in reasonable condition. However we noted weathering and maintenance and recommend repairs.

Your legal adviser should verify liabilities with respect to boundary markers before purchasing a commitment. It should be confirmed there are no known or outstanding boundary disputes.

Your legal adviser should also be asked to verify the legal position and advise upon the implications of boundaries and adoption status of roads, rights of way, and the precise maintenance and repair responsibilities in respect of shared drains/sewers, etc. See Section H3 Issues for your legal advisers.

Condition Rating 2: General repairs and maintenance required.



Photo - 111



Photo - 112



Photo - 113



Photo - 114



Photo - 115

G3 Other

No further comment.

Condition rating 4. Not inspected

NI

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

Your legal adviser should check the following:

The property has been altered, including replacement double glazing. These works would have required Local Authority consents and approvals and your legal advisers should verify whether these are in place.

If the main sewer has been adopted by the local authority and your rights and responsibilities for the drainage system and that it complies with all public health legislation.

If access road to the property has been adopted by local Highway Authority.

If the property is listed or included in a conservation area as certain restrictions may apply.

H2 Guarantees

Your legal adviser should check for the existence, validity and transferability of guarantees and certificates for double glazed and service installations and appliances which should be assigned to you as a new owner of the property. The extent of any work should also be confirmed.

Your legal adviser should also establish in the pre-contract enquiries the existence and validity of any service agreements or engineers certificates for (where relevant) the central heating system in the property. The date of original installation, the name of the service company and when testing/servicing was last carried out should also be determined.

You should also ask your Legal Advisor to obtain copies of the service records and any test certificates for the gas, electrical and central heating installations before exchange of contracts.

H3 Other matters

We understand that this property is being sold on a freehold basis. We assume that vacant possession will be available on sale, legal advisers should confirm.

Your Legal Adviser should be asked to verify the legal position and advise upon the implications of the following matters:

Any adverse easements, servitudes or way leaves affecting the Property.

Adoption status of the road fronting the property. The right of access over the adjoining properties for the purposes of maintaining parts of the property. Similar rights may exist in favour of adjoining property owners/occupiers.

The precise maintenance and repairing responsibilities in respect of shared drains/sewers affecting the property.

The responsibility for maintenance and repair of boundary fences.

Whether the property has flooded or at the risk of flooding and whether there has been any insurance claim in the past or outstanding.



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.

Risks

I1 Risks to the building

Structural movement:

We noted no evidence of any significant recent or progressive structural movement within the property although did observe evidence of usual settlement considered to be within acceptable parameters at this stage. Long term monitoring would, of course, be necessary to be category regarding the structural condition but is not considered warranted on the basis of our single inspection within the limitations imposed.

However, there is evidence of repointing to the walls which may be concealing past movement. We saw no evidence to suggest an ongoing problem, but your legal adviser should make further formal enquiries in relation to these repairs and whether any claim for subsidence have been made in the past.

We would draw your attention to the close proximity of adjacent trees. In principle, the roots of any single tree closer to a property than one and a half times its height at maturity can, under certain circumstances, have a detrimental disturbance effect on the foundations. With groups of trees, the relevant "safe" distance increases. The risk is usually greatest during prolonged dry spells.

Dampness:

Testing internally with the aid of a conductance type moisture meter indicated evidence of dampness in the property.

Timber defects:

No apparent evidence of any severe or active beetle infestation or related wood-boring insects was observed. We observed no examples of dry rot, nor did we observe situations where the propagation of the dry rot fungus would be substantially favoured, however, as dampness was noted to ground floor walls, further exposure of the floor timbers has been recommended.

I2 Risks to the grounds

Contamination:

The National Radiological Protection Board has carried out investigations and some areas of the country have been identified as representing a particular risk to properties in those areas as they may contain excessive concentrations of radon gas.

This type of report is not property specific and may not particularly relate to your property. An enhanced search would be our recommendation.

We recommend your legal adviser undertakes the appropriate enquiries as part of the environmental searches and advise further.

Your legal adviser should make further enquiries and advise you on whether the building is located near to, or over a landfill site and what precautions, if any, have been taken to remove, control or prevent any contamination.

Flooding:

Your legal adviser should make further enquiries and advise you whether the building has been flooded in the past or is at risk from flooding. Enquiries should also be made with the Environment Agency. Further, advice can be obtained from the Health & Protection Agency.

I3 Risks to people

Asbestos: Properties of this type and age may contain other asbestos based materials in one form or another. According to the Health and Safety Executive, the presence of asbestos would not normally constitute a health hazard unless the asbestos-containing material is disturbed, drilled, or damaged. When building work is undertaken in the future, you should, therefore, be mindful of the possibility of asbestos and if found, a specialist contractor will need to be employed which could be costly.

In properties built pre2000, we would always, as a precaution, recommend an asbestos identification survey by an approved licensed contractor or independent body prior to purchasing commitment. This should be done regardless of whether or mentioned in any section of the report. To prevent problems on resale Ark Surveyors recommend that an asbestos identification survey be undertaken prior to purchase commitment and the resultant reports retained with the property to ensure that future resale prospects are not damaged because of the absence of such a report and that future insurances are not invalidated because no attempt to identify the risk of asbestos has been undertaken.

New regulations introduced from the 6th April 2012 mean that contractors working on materials likely to contain asbestos need to comply with a range of health and safety and insurance requirements which may well increase the cost of such works.

There is a legal requirement to ensure that any works which could impact areas containing asbestos within residential property undertaken after the 6th April 2012 comply with the control of asbestos regulations introduced at that date. Accordingly, your legal advisers should make appropriate enquiries of the vendors to confirm that any works undertaken by them comply with this requirement, and you should also be aware of this requirement moving forwards following the transfer of ownership.

Health and safety:

Gas installations and appliances should be tested and confirmed safe to use prior to initial use.

Electrical installations and appliances should be tested and confirmed safe to use prior to initial use.

The water pipe network should be checked by a qualified plumber.

The drainage system should also be tested and confirmed in good order.

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

I4 Other risks or hazards

Where further investigations have been recommended in this report, it is very important that you pursue these matters before proceeding with the purchase, since they may reveal the need for substantial expenditure. If you are aware of these costs prior to purchase commitment, then you will have the opportunity to renegotiate the purchase price.

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

We do not comment on legal documents or reports produced by other organisations.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on 13th March 2024 as inspected was:

£ 290,000

Two Hundred and Ninety Thousand Pounds

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

£ 179,000

One Hundred and Seventy-Nine Thousand Pounds

Tenure

Area of property (sq m)

Freehold

57

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the 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 into account any furnishings, removable fittings or sales incentives.

Regarding 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, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the 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).

Property valuation

Reminder

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

Any additional assumptions relating to the valuation

The property was occupied, and our valuation is on the basis of vacant possession. Our opinion has been arrived at largely on the basis of the standard assumptions governing residential valuations. We have relied on information provided by local estate agents and other research and made adjustments as necessary based on the condition of the subject property.

There are no exact comparables and we have selected other properties and made adjustments accordingly. We reserve the right to amend our valuation following any searches which provide information that differs from that previously provided.

As regards wants of repair/further investigations, you are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and reports and also the responses from your legal adviser, we will be pleased to advise whether or not these would cause us to change the advice or valuation which we give in this report. Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgment on whether or not to proceed with the purchase. Remedial works could be costly, and quotations are required to determine this.

Definition:

A valuation is the individual opinion of a Valuer based on the relevant available facts. The basis of valuation will be Market Value, which is defined by the Royal Institution of Chartered Surveyors and RICS Registered Valuers.

Surveyors:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion.

We are of the understanding the property has been marketed by Penrose Estate Agents and the agreed SSTC price is £300,000.

(These are outlined in this section and under market value on the description of the Building and Home Buyer service).

The following comparable evidence within approximately 3 KM of the subject property has been relied upon in arriving at the valuation returned. These include:

* 13, Laburnum Close, Luton LU3 2DR. A similar two-bedroom semi-detached bungalow sold on the 8th of September 2023 for £292,000.

* 77, Icknield Way, Luton LU3 2BU. A similar two-bedroom semi-detached bungalow sold on the 31st of July 2023 for £295,000.

* 30 Gooseberry Hill, Luton LU3 2LA. A similar two-bedroom semi-detached bungalow sold on the 29th of September 2023 for £ 300,000.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) 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

The property is occupied and our valuation is on the basis of vacant possession. Your legal advisers to confirm.

Our opinion has been arrived at largely on the basis of the standard assumptions governing residential valuations. (These are outlined in this section and under market value on the description of the Home Buyer service).

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

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.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

6851858

Qualifications

BSc (Hons), AssocRICS, MIPWS.

Company

ARK Surveyors Limited

Address

27 Old Gloucester Street, London, Greater London, WC1N 3AX

Phone number

02071181192

Email

dan.jombla@arksurveyors.co.uk

Website

www.arksurveyors.co.uk

Property address12 Harlestone Close
Luton
LU34DW**Client's name**

Ms. xxx

Date the report was produced

24th February 2025

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

Signature

L

What to do now

Further investigations and getting quotes

We have provided advice below on what to do 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.

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 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 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 2 (survey and valuation) service and terms of engagement

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

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

The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) 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 into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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 the surveyor does not move or lift insulation material, 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. 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. 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 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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, they should recommend 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 CAR 2012), 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 inspection results 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 objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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 significant 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

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 Reinstatement cost below).

Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing 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
- 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 into account 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, the property is not affected by problems that would be revealed by the usual legal enquiries, and 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 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 by acting 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 Home Survey – Level 2 (survey and valuation) 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:

- 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 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 and report on the property. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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).

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 for it. 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.

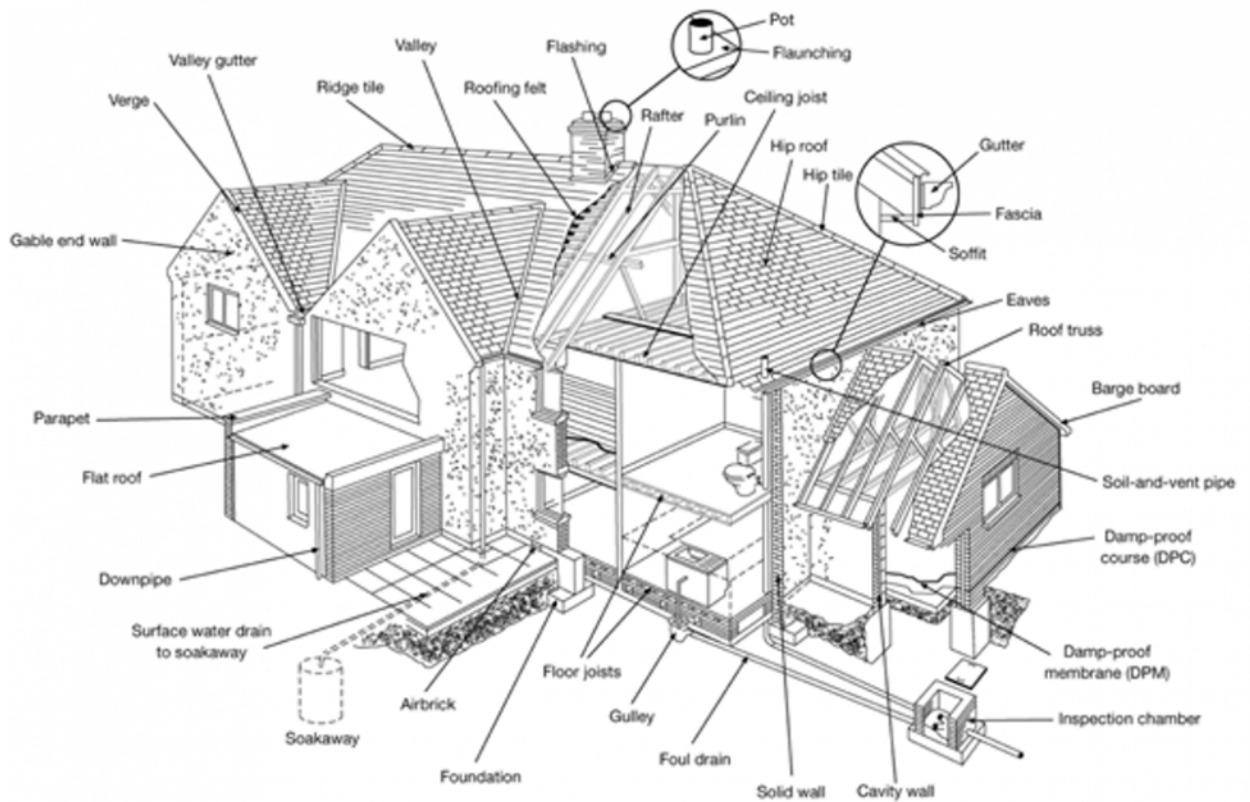
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Typical house diagram

N

Typical house diagram

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



RICS disclaimer

You should know...

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