



LEVEL THREE

Your survey report

Property address

32 Wantage Road, Reading, Berkshire, United Kingdom, RG30 2SE

Client's name

Charlotte Dormer and Emil Jonasson

Inspection date

11/06/2022

Surveyor's RICS number

0096891

3

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A

About the inspection

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



About the survey

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects;
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We carry out a desk-top study and make oral enquiries for information about matters affecting the property.
- We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.
- We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- If we are concerned about these parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.
- Where practicable and agreed, we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than normal operation in everyday use.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in parts D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

 Reminder

Please refer to your **Terms and Conditions** received on the **23rd May 2022** for a full list of exclusions.



About the inspection

Surveyor's name

James Findlay

Surveyor's RICS number

0096891

Company name

Findlay Surveyors and Valuers

Date of the inspection

11th Jun 2022

Report reference

32 Wantage Road Reading

Related party disclosure

None

Full address and postcode of the property

32 Wantage Road
Reading
Berkshire
United Kingdom
RG30 2SE

Weather conditions when the inspection took place

The weather was sunny and bright following a period of mixed weather.

Status of the property when the inspection took place

The property was full of stored goods, fully furnished and the vendor was present.

B

Overall opinion

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

Important note

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

Condition ratings

Overall opinion of property

This property is in need of extensive remedial and modernisation works. I recommend that, if you wish to proceed, you should obtain further advice and quotations, as discussed in the Report.

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.

Element no.	Document name	Received



Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D2	Roof coverings	
D4	Main walls	
D6	Outside doors	
E1	Roof structure	
E2	Ceilings	
E4	Floors	
E5	Fireplaces, chimney breasts and flues	

E7	Woodwork	
F1	Electricity	
F3	Water	

Condition ratings

2

Elements that require attention but are not serious or urgent

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

Element no.	Element name	Comments (if applicable)
D5	Windows	
D7	Conservatory and porches	
E6	Built-in fittings	
E8	Bathroom fittings	
F2	Gas/oil	
F5	Water Heating	
G3	Other grounds	

1

Elements with no current issues

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

Element no.	Element name	Comments (if applicable)
D3	Rainwater pipes and gutters	
E3	Walls and partitions	

NI

Elements not inspected

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

Element no.	Element name
D8	Other joinery and finishes
D9	Other outside the property
E9	Other inside the property

F4	Heating
F6	Drainage
F7	Common Services
G1	Garage
G2	Permanent buildings and other structures



Elements not applicable

Elements that have not been inspected.

Element no.	Element name

B

Condition ratings

Summary of repairs

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

Repairs	Cost Guidance (optional)

Further investigations

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

Please see detail within the report.

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a south-east facing three bedroom mid-terrace house built over two floors. It is need of updating

Approximate year the property was built

Circa 1900 late Victorian.

Approximate year the property was extended

Not applicable. (n.a.)

Approximate year the property was converted

n.a.

Information relevant to flats and maisonettes

n.a.

Construction

The property is built using traditional methods of construction.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Lower ground								
Ground	2			1	1			
First		3	1					
Second								
Third								
Other								
Roof Space								

Means of escape

The means of escape in the event of a fire are adequate.



Energy efficiency

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

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

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

Energy efficiency rating

D 61

Issues relating to the energy efficiency rating

n.a.

Main services

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



Gas



Electric



Water



Drainage

Central heating



Gas



Electric



Solid fuel



Oil

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

n.a.

Other energy matters

n.a.

Location and facilities

Grounds

The property is accessed off the north-west side of Wantage Road. There is pedestrian access only to the front door through a steel gate with a small patio garden at the front of the property. The boundary to the front garden is marked with a small brick wall and hedging and is established. The front garden is mainly used for the storage of refuse bins and there is no dedicated bin store.

The back garden can only be accessed through the house and the boundary is marked with a brick wall and timber fence. The garden is paved or laid in gravel and there is a derelict garden shed at the back garden. A large cypress tree grows in the West corner of the adjoining house number 30. The tree is too large for its location and I was told by the vendor that the owner has agreed to reduce the size of this tree but nothing has happened. I recommend that you approach the owner of number 30 and establish how the reduction of this tree is to be achieved before it becomes an over dominant feature shading the back garden. Currently the tree is far enough away from the property not to cause a risk to the foundations but it is reducing the amenity value of the back garden and needs to be addressed. The boundary to the back garden is established but the brick walls and fences need to be repaired and maintained.

Location

The property is located in an established residential area.

Facilities

The property benefits from the local facilities of Reading.

Local environment

The surrounding streets have a controlled street parking system and one way traffic control is used to manage traffic in the surrounding area. You should establish what allocation is available for parking vehicles and how the one-way systems could affect the property.

Other local factors

The property is not located in a flood risk zone.

D

Outside the property

Outside the property

Limitations on the inspection

I could not see all of the roof surfaces on the back elevation.

D1 Chimney stacks

3

There are three brick built chimney stacks. Two are located on the prior party wall adjoining number 31 and one is located on the party wall adjoining number 34. None of the chimney flues are in service. Four flues have been blocked up, one chimney breast has been removed and one now houses an electric fire.

The top sections of all the chimney are in poor condition with loose brickwork, loose chimney pots and cement capping. The top section of all the chimney now needs to be rebuilt. Because this work will affect the neighbouring properties, you should discuss this with the owners prior to purchase to establish if the party wall agreement will be necessary to upgrade the entire chimney including the neighbours.

The junction between the chimney and pitched roof to the two rear chimney stacks has been protected with cement fillets. The cement fillets are cracked and broken and will need to be replaced with lead flashing. The chimney on the front elevation has already been upgraded and the junction is protected with lead flashing.





The pitched roof has been recovered in simulated cement composite slates laid over the top of a bitumen under felt. The junction between the two roof surfaces on the rear elevation has been protected with a lead valley gutter and there are protective ridge capping.

When viewed from the front elevation, there is a dip in the roof surface and this is due to deflection of the roof timbers. (Please see the roof structure section).

The eaves are formed in a timber box section. The timbers need to be redecorated and air grills need to be inserted within the eaves to provide ventilation to the loft space.

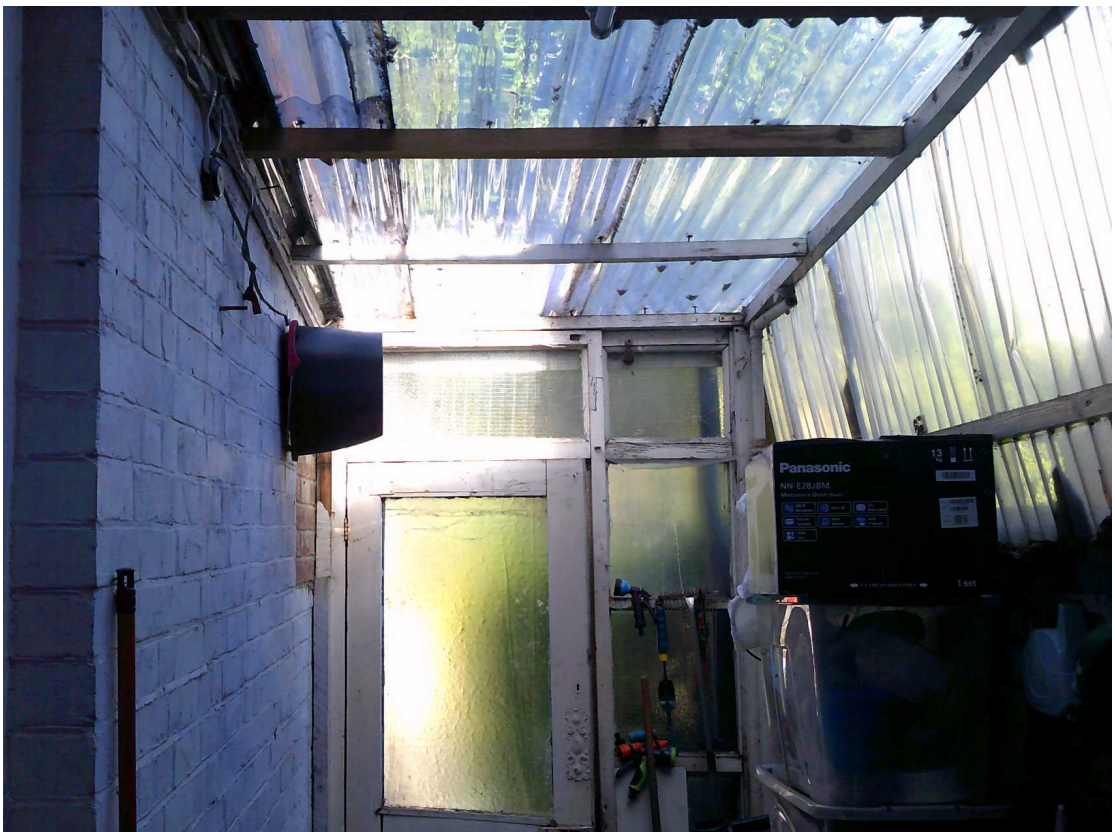
The gable on the rear elevation has been finished with a slate creasing. The creasing offers little overhang to protect the walls below but it is serviceable.

Viewed from inside the loft space, there is evidence that additional patch repair and under cloaking in the form of polythene sheeting has been installed under the rear valley gutter. There is also evidence of rotten timber at this location. I could not tell if there was still water ingress at this location and you should ask a roofing contractor to check the condition of the rear valley gutter to ensure that it is waterproof. (Please see roof structure section)

On the back elevation a translucent corrugated PVC cover has been formed above the back door and side path leading to the garden. The roof is poorly constructed and the protection between the external brick walls and the roof has been made with a temporary flash band. Storm water is running off the corrugated sheets causing damp in the boundary wall between the two adjoining properties. The PVC sheets and framing should be removed and replaced with a permanent cover, if required, so long as there is no encroachment onto the boundary wall. You should check with your legal adviser if there has been a dispute regarding this temporary structure and the encroachment saturating the boundary wall.









D3 Rainwater pipes and gutters

1

Rainwater gutters and downpipes are constructed in UPVC fittings. Pipes and gutters are serviceable.

D4 Main walls

3

The external walls are constructed in solid brickwork on average 250 mm thick. The walls have not been built off a damp proof course but have been plastered internally. The walls on the front elevation are built with a decorative red frost proof brick laid in Flemish bond in a 1/1 ratio laid in lime mortar. There is a decorative buff coloured brick banding in the fenestration finished in Portland stone, some of which has now been painted.

The rear elevation has been laid in matching red bricks laid in Flemish bond in a 1/3 ratio also in lime mortar. The brickwork has been stained beneath the cold water storage tank overflow pipe due to a historic leak which appears to have been resolved. The staining needs to be cleaned off.

All of the walls have been repointed in cement mortar. Cement mortar is impervious and traps damp under the surface and the lime mortar can no longer allow water vapour to travel through the brickwork and evaporate from the outside surface. I recommend that all of the external walls are repointed with matching lime mortar.

There is evidence of settlement within the structure and this can be seen within the loft space close to the loft hatch where the party wall has cracked and the movement has been in the order of 12 mm wide. The crack in the party wall has been filled below in the corridor and is only evident with a 1/2mm crack. The cracking is considered to be historic and there is no other significant cracking within the structure.

Considering the above, the external walls have now reached a state of repose and there is no other significant settlement or heave.

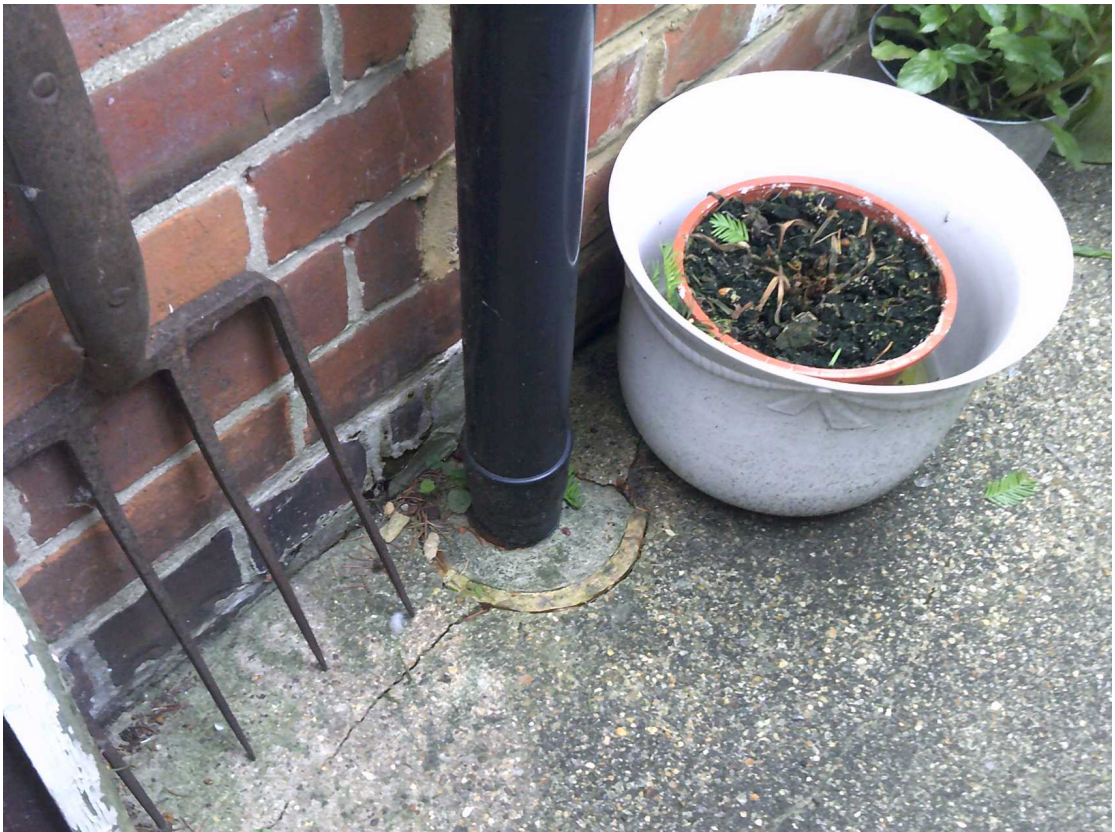
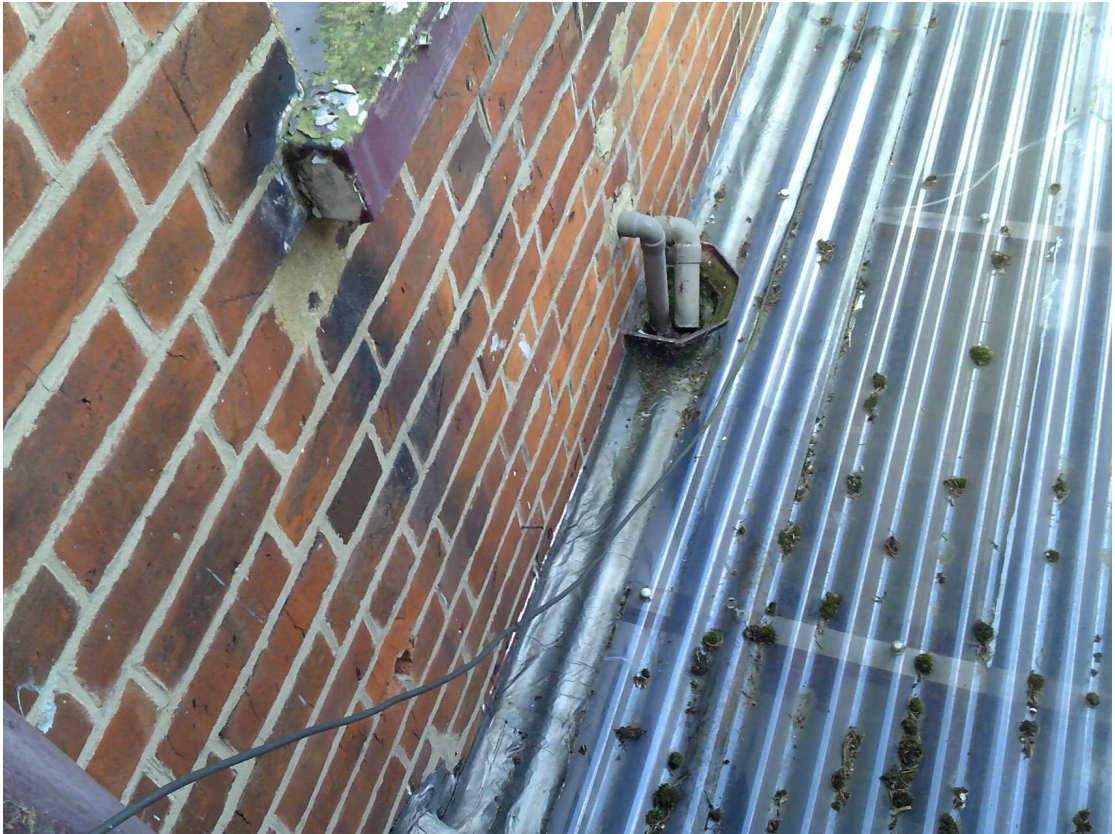
Damp.

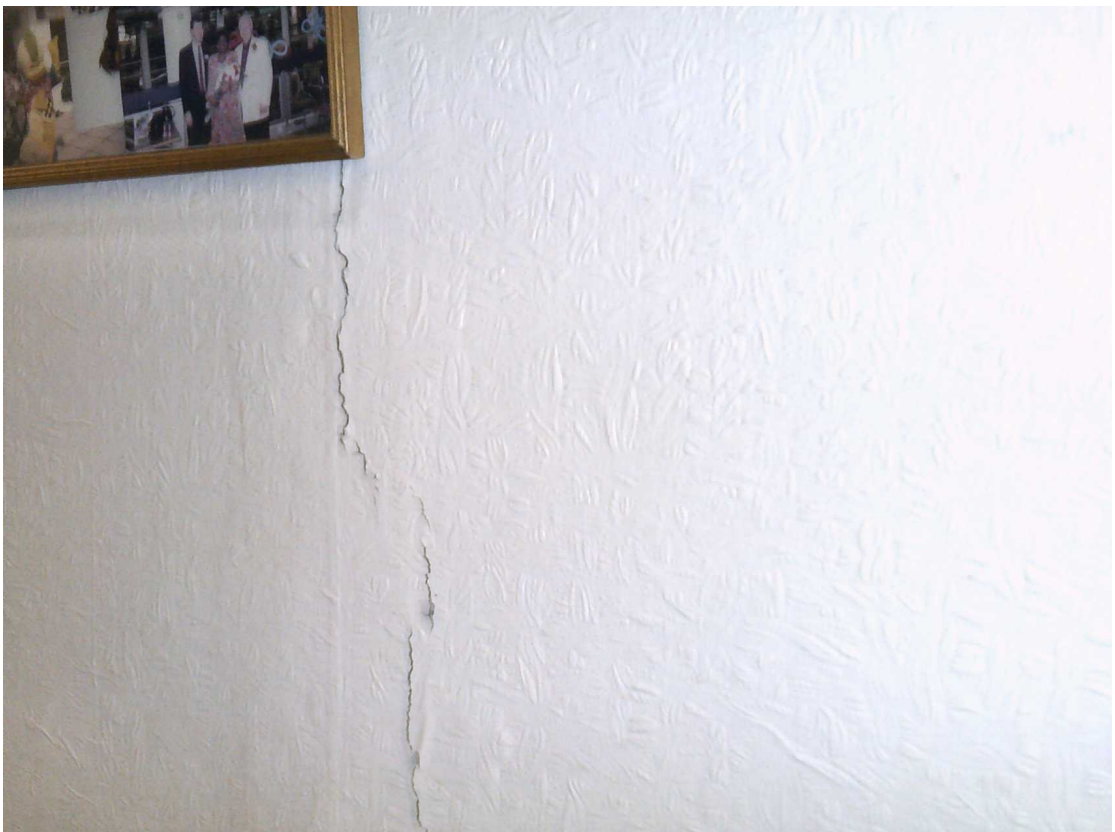
Damp readings were taken and they ranged from nine through 27% but the target is 7%. There is no evidence that any retrospective damp proofing work has been undertaken to the house and I recommend that you ask a specialist damp proofing contractor to complete a survey and advise on how best to rid the house of rising and penetrating damp. In addition to a new silicon damp proof course, I recommend that the paving surrounding the house is cut back and French drains are installed to increase drainage and reduce splashing around the house which in turn will reduce the damp.

Insulation.

None of the solid brick walls are insulated and I recommend that you get a specialist insulation contractor to advise on how best to improve the thermal performance of the external walls.







D5 Windows

2

All of the windows have been replaced with double glazed UPVC casement windows. The windows are generally in good condition but there are no trickle vents in the window heads to allow water vapour to escape and ventilate the house.

I recommend that you ask a specialist window contractor to quote to install permanent trickle vents above the windows.

You should ask for a copy of the FENSA installation certificate.

D6 Outside doors (including patio doors)

3

The front door is a replacement UPVC door and it is fitted with a double glazed and safety glass panel.

The back door is a replacement UPVC door, fitted with a double glazed panel. The glass is not marked as being safety glass and further advice is required.

D7 Conservatory and porches

2

The front porch is integral within the structure of the house and the roof framing. The underside of the porch now needs to be redecorated.

The rear porch or conservatory has been detailed in the roofing section and needs to be removed.

D8 Other joinery and finishes

(NI)

n.a.

D9 Other

(NI)

n.a.

E

Inside the property

Inside the property

Limitations on the inspection

The loft space and the roof framing could not be fully inspected because there were no crawl boards or a storage platform and the inspection could only be made from the loft hatch.

E1 Roof structure

3

As previously mentioned, deflection within the roofing timbers is evident when viewed from the front elevation.

Viewed from the loft hatch, there is evidence of timber staining on the rafters to the front elevation and a deflected purlin. A rafter has been cut out to access the roof space from the loft hatch but the remaining opening has not been strengthened.

Additional insulation has been installed above the ceiling but the ceiling joists could not be inspected.

Additional strengthening will be required to the roof framing to prevent further deflection to the rafters and purlins. Rotten timbers will need to be replaced and, due to the age of the house, all remaining timbers will need to be treated with preservative.

I recommend that the loft space is cleared of insulation and that you take further advice possibly from a structural engineer to add additional strengthening to the roof framing.

However, the loft is a large space and will be suitable for conversion, as is evident by the adjoining property number 30, and you may consider adding value and improving the structural integrity of the roof space in combination with a loft conversion.

Currently, the insulation is approximately 250 mm thick and this is considered adequate. Crawl board or a storage platform should be added so that the roof structure can be fully inspected.





The ceilings will be constructed in a plaster lath but some of the ceilings have been replaced with plasterboard.

Many areas of the ceilings have been water damaged and this includes the ceiling above the back door, ceilings in the cloakroom and back of the kitchen and ceilings on the first floor in the front and back bedrooms.

Some of the ceilings have been covered with a heavily textured coating. Textured coatings can contain traces of asbestos fibre. You will need to ask a registered asbestos removal contractor to test all ceilings for asbestos fibres before any remedial work is undertaken. If the fibres exist, you will need to remove all coatings before any remedial work is undertaken to the ceilings.

I anticipate that extensive repair work will be required to the ceilings.





E3 Walls and partitions

1

The internal walls are constructed in masonry and finished with plaster. Load bearing internal walls within the kitchen and the divisional wall between the front and back living room have been removed or removed in part and structural beams have been inserted above to support the loads. There is no evidence of any deflection within these beams but because this is a structural alteration, you should obtain copies of the building control completion certificates for this work.

Other internal walls are free from any significant settlement or heave and have reached a state of repose.



E4 Floors

3

With the exception of the cloakroom, the ground floor is a suspended timber floor. There is no significant deflection within this floor but the air bricks on the front elevation are lower than the external ground level and this will allow the damp to enter the void under the floor. I recommend that you ask a specialist damp proofing contractor to check the void under the floor to see if there is any rot and to replace or treat all remaining timbers with preservative and provide a warranty. Additional air vents should be provided to the floor in both front and back elevations so there is cross ventilation.

The first floor is a suspended timber floor and the cloakroom is a solid concrete floor. There is no significant deflection within these floors.

Floor coverings include:

Vinyl floor coverings have been fitted to the kitchen, cloakroom and bathroom. The finishing is serviceable.

Carpets have been fitted to all of the floors apart from the front bedroom that has painted floorboards. The carpets are old and marked and will need to be replaced.

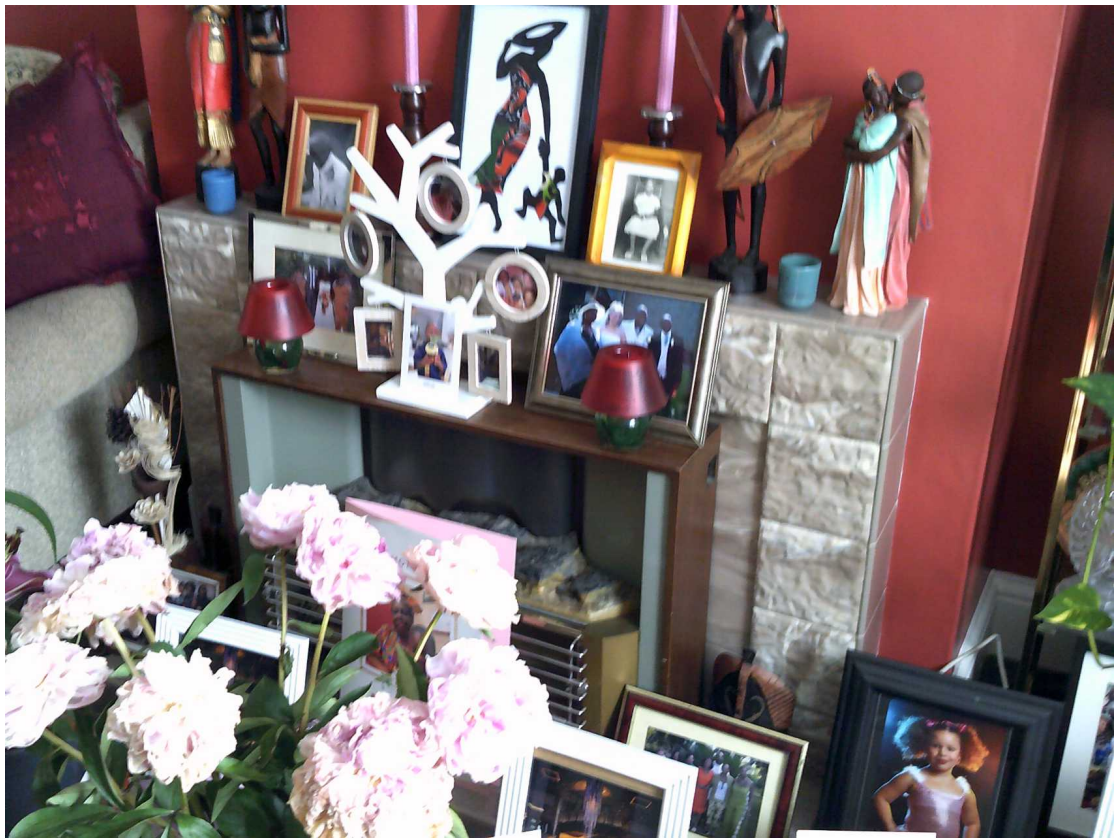
E5 Fireplaces, chimney breasts and flues

3

As previously mentioned, 4 of the fireplaces have been blocked up. An air brick should be inserted at the base of each of these flues to prevent condensation forming within the flue. If the flue is blocked with debris, this should be cleared.

An electric fire has now been installed in front of the fireplace in the front room and this could not be inspected. I anticipate the flue will not be lined and will need upgrading and recommissioning if an open fireplace is required.

The chimney breast and fireplace has been removed from the kitchen. This is a structural alteration and you should ask for a copy of the building control completion certificate for this change to ensure that the chimney breast above is fully supported.



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

2

The kitchen has been heavily used and I anticipate that it will be refitted. It includes laminated cabinets and worktops. Fitted appliances include a double inset sink and drainer and two electric ovens. Freestanding appliances include an electric oven and hob, washing machine, dishwasher and fridge freezer. There is no extractor fan and this is required to remove water vapour.

E7 Woodwork (for example, staircase joinery)

3

The timber staircase and most of the internal doors are original.

The staircase is serviceable but currently a non-ambulant staircase lift has been fitted. I was told by the vendor that they expect this fitting to be removed before they vacate. Repairs may be required to the staircase after the removal of this fitting.

Most of the internal doors are original and some have been fitted with single glazing that is not safety glass and this represents a health and safety risk. Upgrading will be required.



E8 Bathroom fittings

2

Shower room.

The family bathroom has been converted into a wet room style shower room suitable for non-ambulant people. It includes a shower cubicle with shower curtain and a electric power shower, WC and wash hand basin. As previously mentioned, the ceiling below has deflected and this will be due to leaks in the shower room above.

I anticipate that this shower room will be converted back into a family bathroom. An extract fan will be required.

Cloakroom.

This includes a WC and wash hand basin. The fittings are serviceable.



E9 Other

(NI)

Following refurbishment and upgrading, the property will need to be redecorated.

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.

Services

Limitations on the inspection

The house was full of stored goods and was fully furnished.

F1 Electricity

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

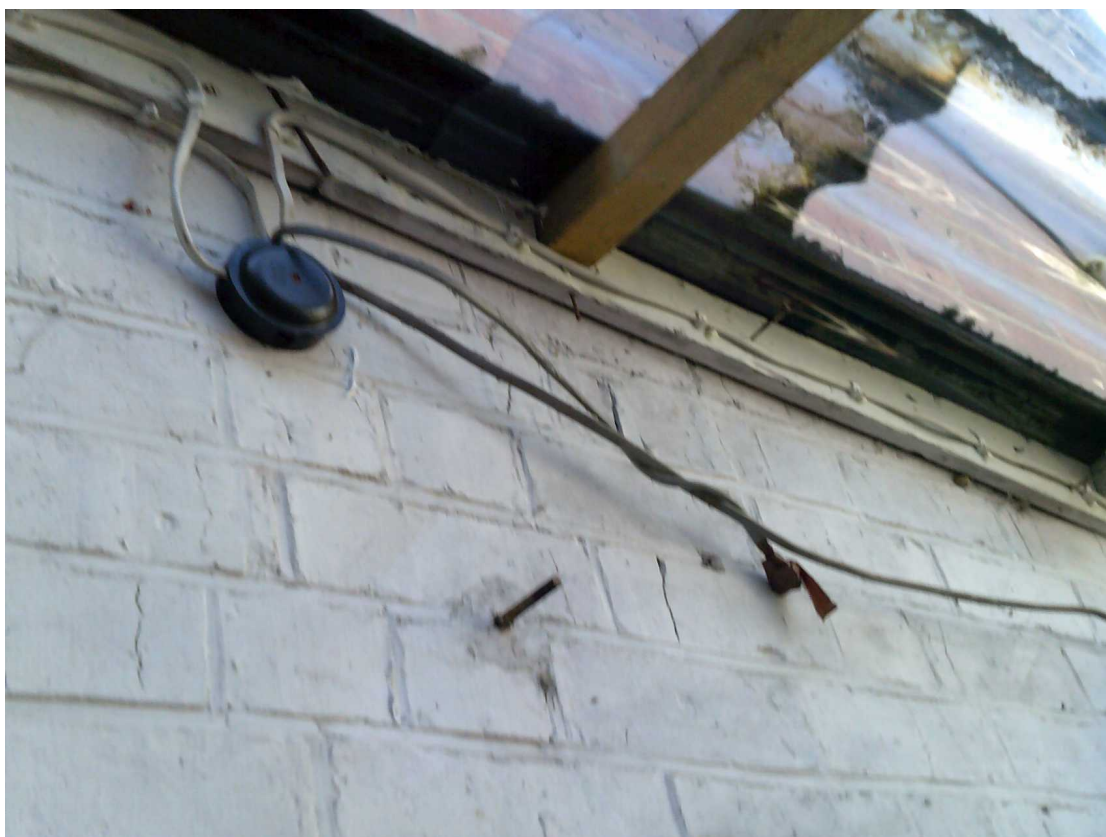
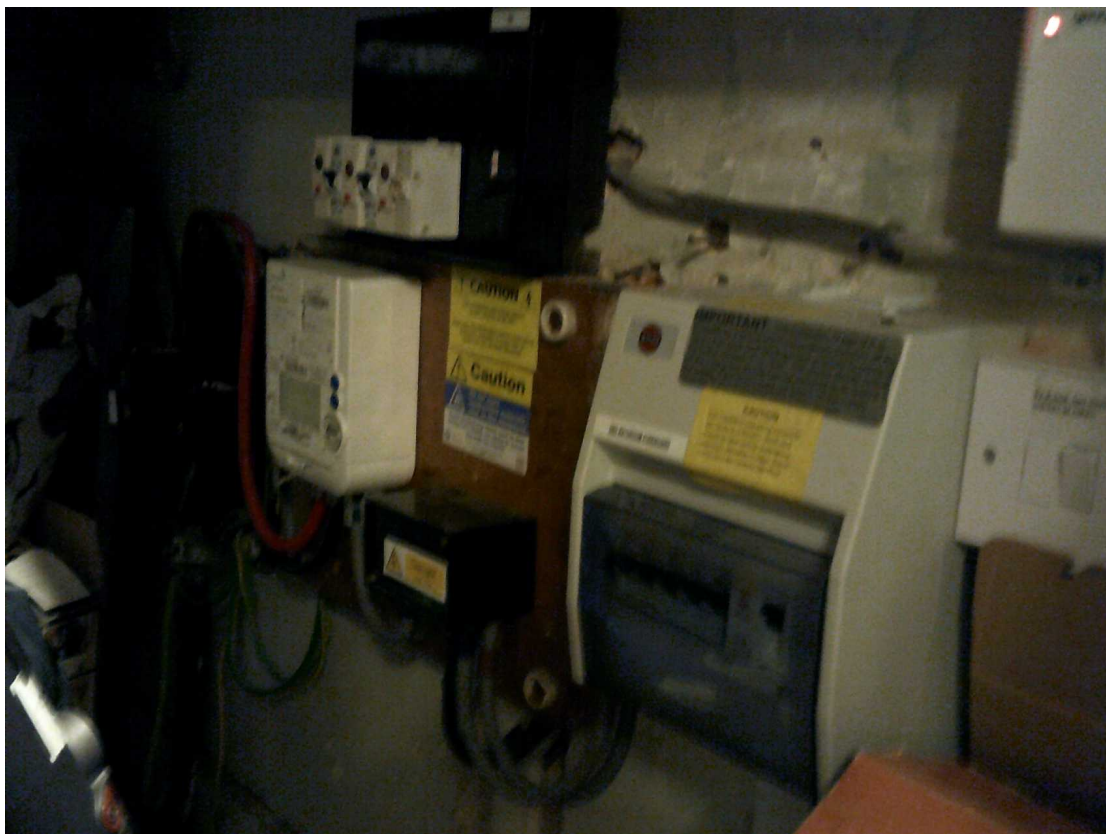
3

The electricity meter and distribution board is located under the staircase. The distribution board is old and is fitted with fuse carriers and there is only one separate circuit fitted with modern micro-trip switches serving the power shower. There are many extension cables within the property servicing appliances and there is damaged cabling that has been taped over as protection in the rear conservatory/porch.

I anticipate that the property will need to be rewired to accommodate sufficient power outlets to be suitable for modern day use and a new distribution board installed including MCB and RCD microswitches. Hardwired smoke detectors should also be installed in preparation for a potential loft conversion.

You should ask for a copy of the test certificate for the distribution board and cabling for the power shower. I do not anticipate that there will be any other electrical test certification.

I recommend that all circuits are tested by a certified electrician and all circuits made safe.



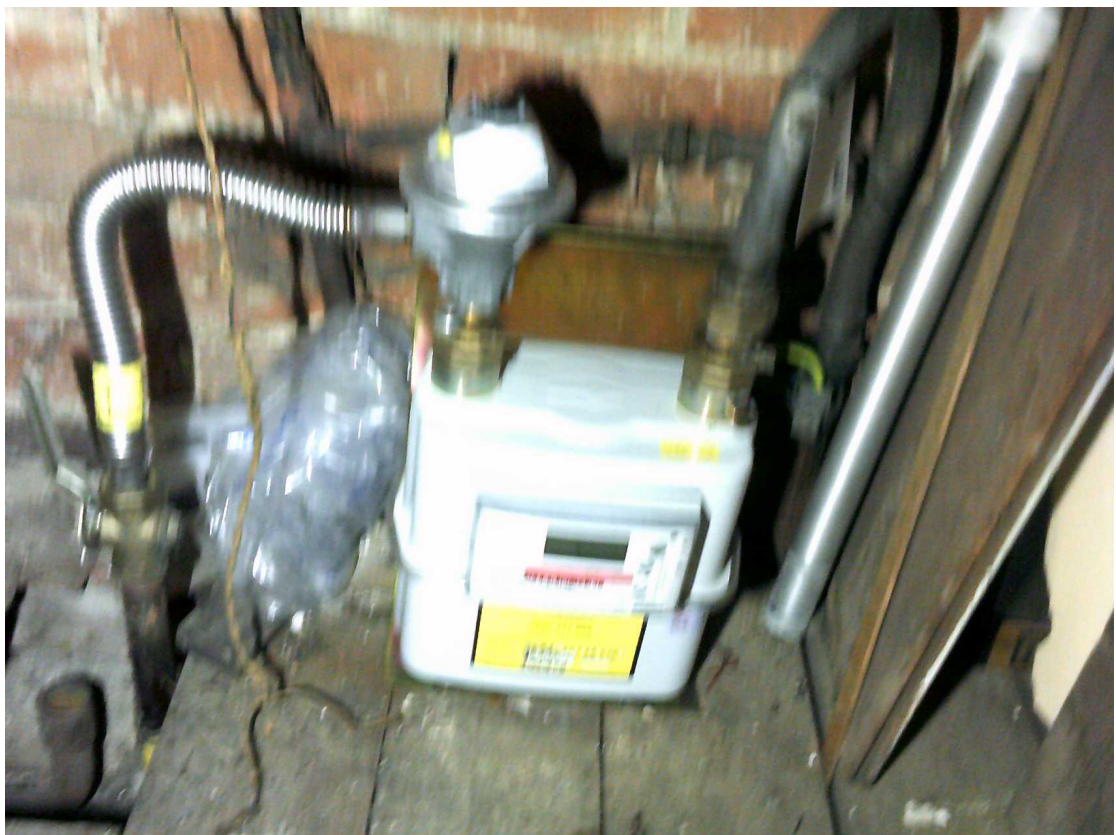


F2 Gas/oil

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

2

The gas meter is located under the staircase and the boiler is located in the cloakroom. The boiler is an old Potterton Suprima conventional boiler. I anticipate that this boiler will not be efficient and you should consider upgrading the boiler or installing a modern air-based heat pump with a new distribution system.



F3 Water

3

I could not locate the water meter but the water isolator stopcock is located in the kitchen. The pipe boxing was damaged and this is possibly due to a water leak. I could not tell if the mains supply pipe is a copper pipe or if this is connected to a lead pipe located under the ground floor. Further advice will be required to establish where the water metre is and what condition the service pipe is leading from the mains.

The cold water storage tank in the loft looks as if it has been replaced but it has been poorly installed and insulated. Because of the water staining on the external wall due to a running overflow, I recommend that the tank is recommissioned.

However, the mains water pressure is adequate.



F4 Heating

NI

The house is heated with radiators served by the gas boiler. The heating system was not on and was not tested.

As previously advised, the heating system is connected to an old boiler and upgrading may be required to reduce the carbon footprint of the house.

F5 Water Heating

2

Hot water is stored in a gravity fed cylinder located in the bedroom cupboard. Hot water was available throughout the survey and the pressure was adequate considering it is a gravity based system.

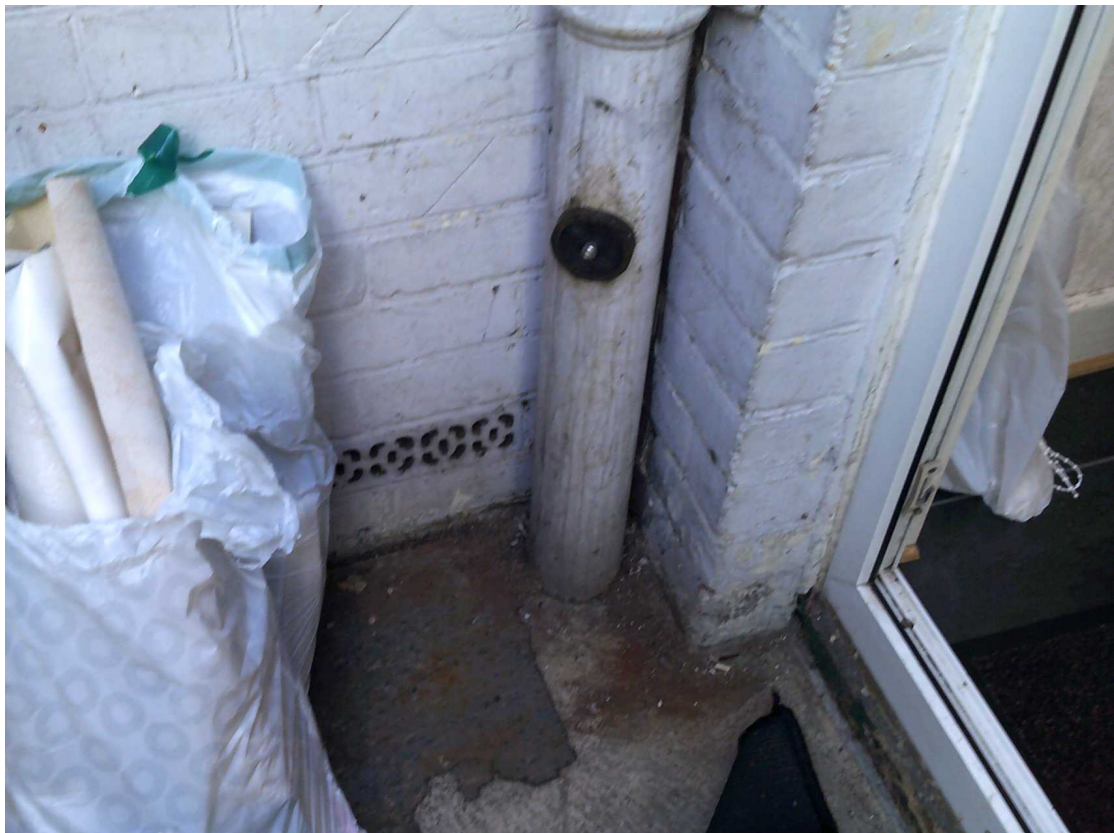
However, upgrading of the system may be required to improve performance and reduce energy costs.

F6 Drainage

NI

The soil vent pipe is located outside next to the back door. There is evidence that the concrete surrounding the drainage pipe has been broken out and replaced indicating that repairs have been made to the drainage system. There is no inspection chamber but a small inspection hatch has been cut into the soil pipe.

Because there has been some repair to the drainage system, I recommend that you ask a specialist drainage contractor to complete a CCTV survey of the drainage system to identify where the drain runs and to check that it is free from leaks and defects.



The CCTV survey will identify if the drainage runs in common with the adjoining properties.

G

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

G

Grounds (including shared areas for flats)

Limitations on the inspection

There were no limitations to my inspection of the grounds.

G1 Garage

(NI)

There is no garage or dedicated private parking.

G2 Permanent outbuildings and other structures

(NI)

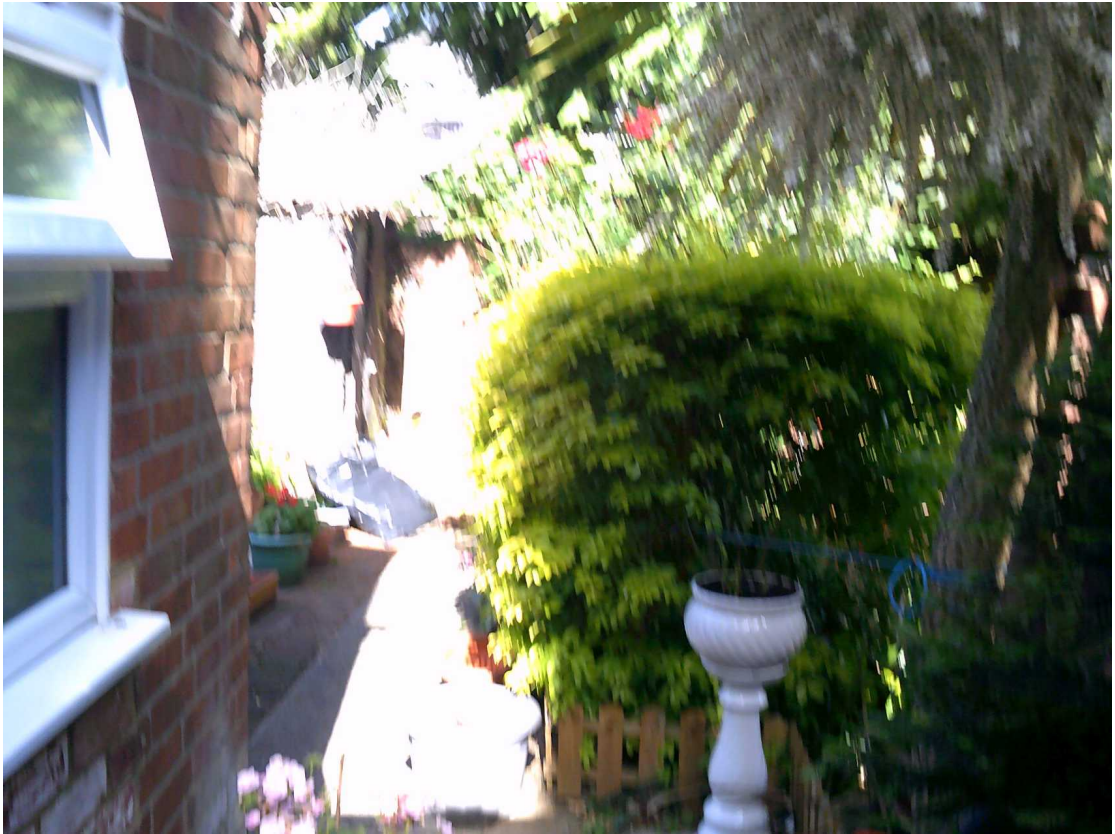
The derelict shed in the back of the garden needs to be removed.

G3 Other

2

Please see section C.





H

Issues for your legal advisers

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



Issues for your legal advisers

H1 Regulation

You should ask for the following certification.

Building control completion certificates for the removal of load bearing walls within the kitchen and the divisional wall between the front and back living rooms.

Building control completion certificate for the removal of the chimney breast originally located in the kitchen.

FENSA certification for the replacement windows and doors.

Gas safe installation certificate for the boiler.

Electrical test certificates for the upgrade to the electrical power shower and other certification if it is available.

H2 Guarantees

I do not anticipate there will be any guarantees available with this property.

H3 Other matters

n.a.



Risks

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

Risks

I1 Risks to the building

Items marked 'requiring urgent attention' represent a potential risk to the building.

I2 Risks to the grounds

A CCTV survey is required for the drainage system to ensure this does not represent a risk to the grounds.

The large cypress tree located in the neighbours back garden needs to be reduced in size and managed so that it does not represent a risk to the grounds.

I3 Risks to people

The electrical system is old and protected with fuse wire and this represents a potential risk to people and property.

Safety glass should be installed to all doors.

I4 Other risks or hazards

n.a.

J

Energy matters

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

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

J

Energy Matters

J1 Insulation

Insulation should be upgraded as detailed in the report.

J2 Heating

The heating system is old and I recommend upgrading as detailed in the report.

J3 Lighting

LED lighting will reduce energy costs.

J4 Ventilation

Ventilation should be upgraded as detailed in the report.

J5 General

There are no environmental-based heat appliances and I recommend that you consider installing these systems to reduce the carbon footprint of the house.

K

Surveyor's declaration



Surveyor's declaration

Surveyor's RICS number

0096891

Phone number

07814738413

Company

Findlay Surveyors and Valuers

Surveyor's address

Little Pightle Old Bix Road Henley on Thames Oxon RG9 6BY

Email

j.findlay@tiscali.co.uk

Website

Property address

32 Wantage Road
Reading
Berkshire
United Kingdom
RG30 2SE

Client's name

Charlotte Dormer and Emil Jonasson

Date this report was produced

15th Jun 2022

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

L

What to do now

Further investigations and getting quotes

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

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

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

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

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

Who you should use for these further investigations

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

M

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

Description of the RICS Home Survey service and terms of engagement

The service

The Home Survey - Level 3 Service includes:

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

The surveyor who provides the Home Survey - Level 3 Service aims to give you professional advice to:

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

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

The inspection

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

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

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

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

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

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

Services to the property

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

Outside the property

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

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

Flats

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

Dangerous materials, contamination and environmental issues

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

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

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

The report

The surveyor produces a report of the results of inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of a wide range of reported issues.

Condition ratings

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

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

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

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

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

NI - Elements not inspected.

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

Energy

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

Issues for legal advisors

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

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

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

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

Risks

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

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

Standard terms of engagement

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

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

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

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

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

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

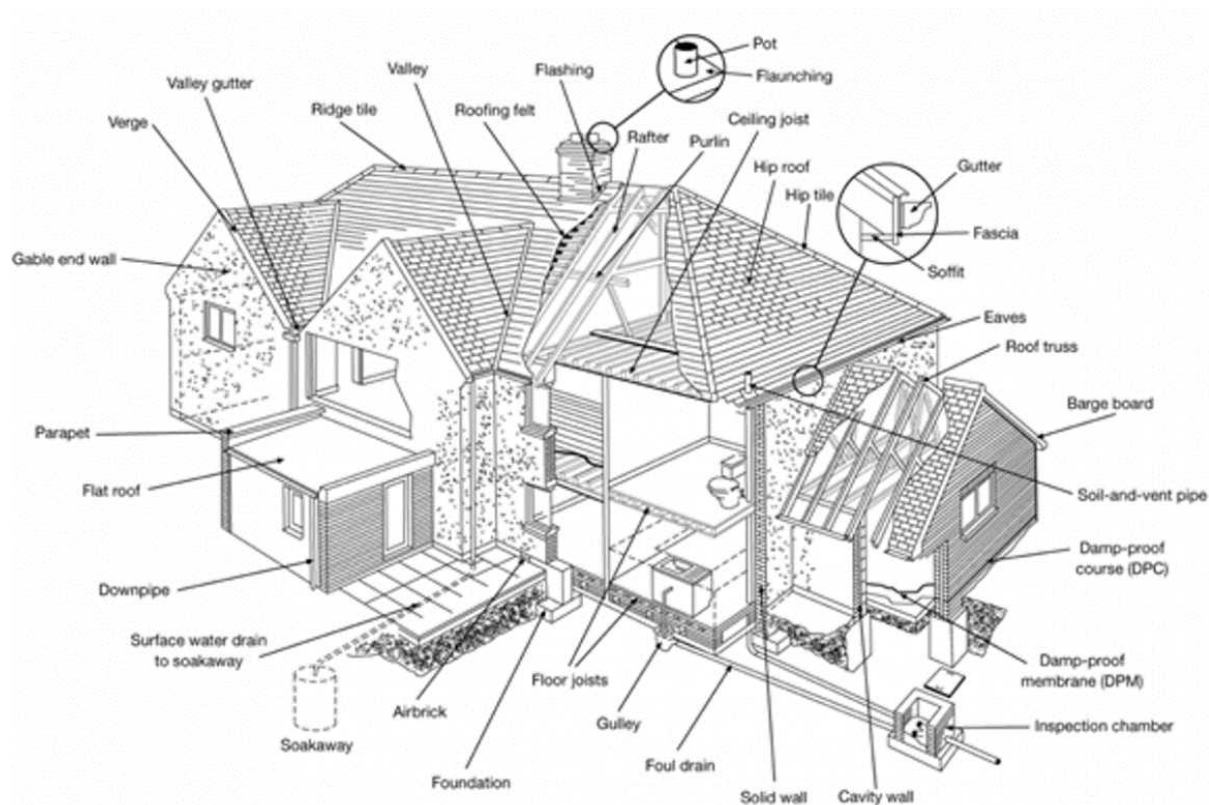
surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please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

N

Typical house diagram

Typical house diagram

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



RICS disclaimer

You should know...

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