



HomeBuyer Report



Property address

75, Baker Street, Reading, RG1 7XY

Client's name

Linda Coombs

Date of inspection

Monday 10th May 2021

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* Please read the entire report in order.

A

Introduction to the report

This HomeBuyer Report is produced by a surveyor who has written this report for you to use. If you decide not to act on the advice in the report, you do this at your own risk.

The HomeBuyer Report aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property.
- provide detailed advice on condition.
- describe the identifiable risk of potential or hidden defects.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers.

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

After reading this report you may have comments or questions. If so, please contact the surveyor who has written this report for you (contact details are given in section L).

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B

About the inspection

Surveyor's name

M Daniel

Company name

McCallum Surveyors Ltd

Date of the
inspectionMonday 10th May 2021

Report reference number

MD/1005RG17XY

Related party
disclosure

I have no links to this Transaction

Full address
and postcode
of the property

75, Baker Street, Reading, RG1 7XY

Weather conditions
when the inspection
took place

When I inspected the exterior of the property, the weather was mild and dry following a period of similar weather.

The status of the
property when the
inspection took
place

The property was occupied and furnished throughout with floor coverings restricting our inspection.

Property address

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B

About the inspection (continued)

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

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

Important note: 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. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about 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. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

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C

Overall opinion and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase at a price of £650,000 [Six Hundred and Fifty Thousand Pounds]. I see no reason why there should be any special difficulty on resale in normal market conditions.

3

Section of the report	Element number	Element name
E: Outside the property	E5	Replace Windows.
F: Inside the property	F1	Building Sign Offs Must be Sought for Works in Eaves.
	F3	Damp in Basement, Further Investigation to the Effectiveness of the Tanking.
	F7	Repair to Staircase in the Master Bedroom.
G: Services		
H: Grounds (part)		

2

Section of the report	Element number	Element name
E: Outside the property	E1	Repoint Chimney Stack.
	E2	Remove Vegetation from Roof Covering.
		Repair Damaged and Slipped Tiles.
	E5	Repair Spalling Brickwork.
	E6	Repair to Back Door.
	E8	Repair to Soffits and Fascias.

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C

Overall opinion and summary of the condition ratings (continued)

F: Inside the property	F4	Repair to Kitchen Floor Tiles.
	F5	Clean Chimney and Flues.
	F6	Update Kitchen.
	F7	Repair to Banister from Ground Floor to Basement.
	F8	Repair to WC in the Eaves.
G: Services	G1	Upgrade Fuse Box and Testing.
	G2	Gas Safety Test.
	G4	Service Boiler.
H: Grounds (part)		
J: Structural Risks		

1

Section of the report	Element number	Element name
E: Outside the property	E1	
	E2	
	E3	
	E4	
	E5	
F: Inside the property	F1	
	F2	
	F3	
	F4	
G: Services	G1	
	G2	
	G3	
H: Grounds (part)	H1	

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C

Overall opinion and summary of the condition ratings (continued)

Summary of repairs (and cost guidance)

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

Replace Windows £10000. Obtain Building Sign Offs for Work in the Eaves. Further Investigation into condition of Tanking in the Basement. Repair to Staircase in Master Bedroom £2000. Repoint Chimney Stack £500. Remove Vegetation from the Roof Covering £400. Repair Slipped and Damaged Roof Tiles £600. Repair Spalling Brickwork £700. Repair to Back Door £400. Repair to Soffits and Fascias £600. Repair to Kitchen Floor Tiles £400. Clean Chimney and Flues £800. Update Kitchen £10000. Repair to Banister from Ground Floor to Basement £100. Repair to WC in Eaves £2000. Boiler Service and Gas Test £500. Update Fuse Box and Testing £800.

Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

None.

Security

General advice can be obtained from the local Police authority with respect to the security measures.

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D

About the property

Type of property This is a mid-terrace 3-bedroom property.

Approximate year the property was built The subject property was originally built circa 1826.

Approximate year the property was extended Not Applicable.

Approximate year the property was converted Not Applicable.

Accommodation

The main property, on the ground floor, comprises of hall, WC, sitting room, dining room with stairs to the 1st floor and the basement. The first floor comprises of 3 bedrooms, bathroom, and en-suite with staircase from the master bedroom to the roof space that has been converted into a dressing room with a WC. The basement comprises of breakfast area, family room, kitchen, utility, pantry, and a storage room.

Construction

The subject property is built using traditional materials and techniques. Walls are thought to be of brick and block construction and plastered to the internal face.

Means of escape

Front door to front garden. Back door from entrance hall to rear garden and door from the kitchen to the rear garden.

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D

About the property (continued)

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

Energy Efficiency Rating

D60

Services

Gas

Mains

☒

Other

Electricity

Mains

☒

Other

Water

Mains

☒

Other

Drainage

Mains

☒

Other

Please see section K for more information about the energy efficiency of the property.

Central heating

☒

Gas

☐

Electric

☐

Solid fuel

☐

Oil

☐

None

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

Grounds

The property is situated on a generally level site. Comprising of 2 gardens, to the front of the property a garden overlaid with concrete slabs and shrubbery with steps leading to the front door. The steps require repair and maintenance due to some damaged tiles. To the rear another garden overlaid with grass, concrete slabs, bricks, and shrubberies enclosed by timber fencing and brick walls with gate giving access to street behind the property with space for parking.

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D

About the property (continued)

Location

The property is in an established residential area convenient for local amenities

Facilities

The centre of Reading is approximately 0.4 miles away with more comprehensive shopping and transport facilities/typical residential amenities.

Local environment

The property is situated on a reasonably level site.

Other local factors

None.

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E

Outside the property

Limitations to inspection

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

1 2 3 NI

E1
Chimney stacks

There are brick-built chimney stacks which appears structurally sound. The chimney stack(s) appeared to be straight to the eye with no signs of any significant bulging, lean or outward movement noted.

2

Chimney stacks are particularly exposed to weather and so regular maintenance must be carried out to ensure they are stable and weatherproof.

The mortar flaunching which forms the bedding to the chimney pots at the top of the stacks could not be seen clearly and should be checked when the chimneys are next overhauled. Flaunchings should be periodically inspected to ensure chimney pots/flues are adequately bedded.

Some masonry has deteriorated due to frost/chemical action commonly referred to as 'spalling'. This is progressive, unsightly and if allowed to continue may ultimately result in structural failure. At the same time, it would be wise to check the condition of mortar joints as well as chimney pots, flaunchings and flashings.

Some areas require repair and maintenance due to weathering.

E2
Roof coverings

Roof covering is slate with clay ridges. Vegetation noted on the roof which must be removed to ensure the effectiveness of the roof covering.

2

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering. See Section F1 regarding the roof structure.

The roof has signs of slipped and damaged slate tiles which require repair and maintenance.

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E

Outside the property (continued)

E3
Rainwater pipes
and gutters

The rainwater goods are formed in plastic and appear to be reasonably modern. Please note we cannot comment on the state and condition of underground drainage runs where downpipes run to sealed gulleys.

1

Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective and create the circumstances for dampness. This can lead to deterioration in the building fabric and the development of rot in timbers.

Please note it was not raining heavily during the course of the inspection so we cannot confirm that rainwater goods are watertight or suitably aligned. It is recommended the gutters and downpipes are observed during rain and any leaking joints re-sealed or replaced as necessary.

E4
Main walls

The main walls are of solid brick construction measuring approximately 230mm overall where measured. Solid walls are structurally robust but can be prone to problems of rain penetration and condensation compared with modern cavity walls.

2

Walls and openings appear square to the eye with no signs of any significant movement or distortion noted. Saw no evidence of any significant cracks or bulges to indicate any failure or uneven loading with the foundations or structure of the subject property at this time.

A number of spalled bricks are present to the external elevations and these require proper cutting out and replacement with new bricks. Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core. The spalled bricks should be cut out and replaced with new bricks.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonable shrinkage and expansion which can cause structural movement.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows.

E5
Windows

The windows are of timber construction and some areas of softness and rot are evident and repairs are now required. Although I have inspected a sample of timber, the possibility of hidden defects being present to concealed timbers cannot be entirely ruled out. It should be possible with routine maintenance to repair and refurbish the windows and you may wish to seek quotations for these works prior to commitment to purchase.

3

External timber elements of a property should be maintained on a three to five yearly cycle to prevent further timber decay occurring.

Single glazed units have poor sound and thermal insulation qualities compared with modern equivalents and you may wish to have these replaced as part of the overall improvement of the property.

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E

Outside the property (continued)

E6 Outside doors (including patio doors)	The main doors are of timber construction and appear to be the original installation, to which some significant defects were noted in the rear door from the entrance hall to the rear garden. Where the door appears to have shrunk and daylight can be seen through the door and the frame when closed. 2
E7 Conservatory and porches	Not Applicable.
E8 Other joinery and finishes	The roof edge is provided with timber fascias and soffits in average condition and some areas require repair and maintenance. 2
E9 Other	Not Applicable.

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F

Inside the property

Limitations to inspection

Access was obtained to the house and all buildings within the boundary. You will appreciate that we could not inspect parts of the structure or services which were covered, inaccessible or not exposed. We cannot, therefore, report that they are free from any defect which may subsequently become apparent.

There may be detectable signs of concealed defects, in which case recommendations are made in the report.

In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

1 2 3 NI

F1
Roof structure

The roof space has been converted into WC and Wardrobe accessible by a staircase. Building sign offs for the work must be sought.

The roof void has been converted for habitation, which severely limited our inspection. Due to restricted access, we are unable to confirm whether the structural alterations made conform to current requirements. When converting roof voids, the floor structure needs to be upgraded, redistribution of structural loads will need to be achieved and fire precaution requirements will need to be upgraded to comply with those requirements for buildings of three storeys or more.

No comment can be made on concealed roof timbers. It is possible that these may have suffered deterioration. Concealed timbers include the bottom ends of rafters, wall plates and purlin end.

The roof space did contain items of storage, limiting the full extent of our inspection. Should you wish to use this area for storage it should be ensured that boarding is securely fixed, and storage limited in order to reduce possible over-loading of the roof and ceiling structure.

F2
Ceilings

The ceilings have been inspected from within the rooms and no opening up has been undertaken. The nature of the ceiling materials cannot be ascertained fully without damage being caused.

Ceilings are of plaster type; skimmed in good condition.

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F

Inside the property (continued)

F3 Walls and partitions	The walls appear to be of plaster over a block and timber frame construction and skimmed and appear in average condition. Upon removal of existing decorative surfaces there is a possibility that areas of replastering will be necessary prior to redecorating. Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and moderate to high levels of dampness was noted to the basement suggesting that moisture is egressing through the brickwork. The moisture reading was taken in the basement to the left of the window behind where the current owner has their TV positioned. Which is believed to have been tanked at least 20 years ago. (Tanking is the addition of a damp proof course to a habitable space that is below ground to limit moisture egressing through the brickwork.) It is not uncommon for areas below ground to become damp especially given the age of the property. However, given that the area has been tanked and moisture was detected. Further investigation into the effectiveness of the tanking must be sought.	3
F4 Floors	Subfloors are of a timber construction, overlaid with timber, ceramic tile, clay tile and laminate flooring, which were all walked upon. As the floors are suspended, they were found to be generally firm in all areas. All floors were even to the tread with a number of floorboards are loose with some spring and would benefit from fixing or improved support. There are also some damaged tiles in the kitchen which require repair.	2
F5 Fireplaces, chimney breasts and flues	The property has a fireplace in the dining room and a log burner in the basement. The fireplaces and chimney breasts appear sound. However, it was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of using the fireplaces. It is recommended that all flues be checked prior to use. Old chimney flues are prone to gradual deterioration and it is possible for smoke and fumes to escape through gaps in the mortar, at floor level or in roof spaces where the surfaces are unplastered. It has been known for smoke to permeate between adjoining buildings. No tests have been made but if this problem occurs, it will need to be rectified.	2
F6 Kitchen	The kitchen is provided with a range of dated units which are largely a matter of personal choice. Some wear and tear were apparent, and you will no doubt wish to arrange to seek quotations for their replacement prior to legal commitment to purchase. Although individual units were not inspected in detail. We understand a new kitchen was refurbished/fitted when the current owner moved in 20 years ago. Due to the kitchen being below ground with works being carried out 20 years ago to prevent moisture building and egressing through the brickwork.	2

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F

Inside the property (continued)

F7 Woodwork (for example, staircase and joinery)	All doors and frames along with skirting boards are in good condition. The doors to the rooms are of timber type, in good condition. The joinery was carefully inspected where readily accessible. Accessible doors and windows were checked to establish the ease with which they may be opened and shut. Doors and openings open square to the eye no signs of any movement or distortion. Banister from the ground floor to the basement has some movement and requires maintenance and repair. The staircase from the master bedroom to the eave space requires repair and maintenance as movement was noted when walked upon. Planning and building signs off must sought for this installation.	2 / 3
F8 Bathroom fittings	All bathroom appliances appear relatively modern and in good condition. The bathrooms include, WC, handbasins, bath in family bathroom, power showers, and a bidet in the WC in the eaves. The WC in the eaves requires repair and maintenance as tap at the time of inspection was not working. Planning and building sign offs must be sought for the works in the eaves. The floor beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage because of defective pipework, gaps in wall tiles or at the junctions between wall tiles and sanitary fittings, dampness may have caused rot damage in the floor. Further investigations are recommended prior legal commitment to purchase, to establish whether such defects exist. The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of demand, both within the property and in the locality. The water needs flushing through due to the property being unoccupied for an extended period of time.	2
F9 Other	Not Applicable.	

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G

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.

Limitations to inspection

My inspection of the services was visual only and no tests whatsoever were carried out. I would stress that I am not qualified service engineer. If you require further information and assurances as to the condition and capability of any services or fittings, specialists should be contacted.

1 2 3 NI

G1
Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every 10 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 property is connected to a mains electricity supply with the meter mounted behind a panel in the basement. The fuse box is located behind the same panel. Both the fuse boxes and wiring require updating to the latest 18th edition building regulations. Further tests by a qualified electrician are recommended.

The Institute of Electrical Engineers (IEE) recommend that electrical installations should be tested every 10 years or upon change of ownership. I was not provided with any evidence of recent testing.

Where testing or indeed any work is carried out to the electrical installation, I recommend that you use a contractor who is affiliated to the NICEIC.

G2
Gas/oil

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

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Services (continued)

The mains gas meter positioned behind a panel in the basement.

2

The Health and Safety Executive strongly advises that all gas appliances are checked for safety at least once a year. As such, you may wish to consider a check to be carried out by a Gas Safe registered engineer, although, the present vendor may be able to provide some certification for the original installation.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked.
- The name, registration number and signature of the individual carrying out the check.
- The address of the property at which the appliance or flue is installed.
- The date on which the appliance or flue was checked.
- The name and address of the occupier.
- Any defect identified, and any remedial action taken or recommended; and
- A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

G3 Cold water is supplied directly from the mains. Most of the internal distribution pipework is
Water concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

1

G4 By a boiler located in the utility room. This is a fairly dated appliance although appears to be
Heating operating satisfactorily at the time of inspection. Boiler requires servicing. Steel radiators fitted throughout the property, with TRVs and programmer.

2

G5 Water is heated on demand by the boiler and stored in a immersion tank located in the utility
Water heating room. There was no evidence of leakage at the time of inspection.

1

G6 Sinks and wash hand basins drained promptly, suggesting that there are no current blockages
Drainage from the house.
The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining properties. The exact location and direction of the underground drainage installation cannot be determined with accuracy and it would be prudent to complete utilities searches prior to commitment to purchase.

1

G7 Not Applicable.
Common services

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G

Services (continued)

G8
Other
services/features

None.

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H

Grounds (including shared areas for flats)

Limitations to inspection

None.

1 2 3

H1
Garage(s)

None.

H2
Permanent
outbuildings and
other structures

The property has a workshop and store located in the garden which appears to be constructed of brick and block with a felt roof covering which appears in good condition and show no sign of any movement or distortion. We recommend that the roof is maintained regularly to ensure its effectiveness.

1

H3
Other

None.

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Issues for your legal advisers (continued)

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

I1
Regulation

Your legal advisor should confirm whether there is any certification relating to services undertaken.

I2
Guarantees

None

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Issues for your legal advisers (continued)

I3
Other matters

If you would like to carry out any future works to the property you must seek the appropriate approvals first from the Local Authority and comply with current Building Regulations.

Clarification must be sought for the works carried out in the roof space.

It is understood that the property could be Listed within a Conservation Area. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. Enquiries should be made initially with the local Listed Building Consent Officer/Conservation Officer from the Local Planning Authority in order to seek further guidance if work is proposed. Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase.

Statutory Address:
61-79, BAKER STREET
The building or site itself may lie within the boundary of more than one authority.

District:
Reading (Unitary Authority)
National Grid Reference:
SU 70671 73173

SU 7073 12/13 5128

BAKER STREET, Nos 61 to 79 (odd)

II GV

Before 1840 (shown on Edward Weller map of 1840). A formal terrace of small red brick houses set back from road. 2 storeys and basement. Stucco string under 1st floor windows. Slate roof, hipped at each end, brick ridge chimneys. 2 windows each on 1st floor, 1 on ground floor, glazing bar sashes (No 61-plate glass). 4 panel doors with radiating fanlight on ground floor. 1 window and door to basement.

Listing NGR: SU7067173173

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Risks

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

J1 Risks to the building	1 Structural movement: No evidence of movement to the structure of the building. No evidence of serious settlement or ground heave was found to the property at the time of my inspection. Dampness: Walls are plastered. Subject to this the walls were tested, and some dampness was noted. Timber defects: No evidence of timber defects to the construction and fabric of the property, these include the window frames.
J2 Risks to the grounds	1 Contamination: No evidence of contamination was noted. Flooding: According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding from rivers,
J3 Risks to people	1 Asbestos: No evidence of potential asbestos. We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building may exist. It would be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase. Health and safety advice: No issued or trip hazard found.
J4 Other risks or hazards	None.
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K

Energy efficiency

This section describes energy related matters for the property as a whole. It takes account of 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.

K1
Insulation

Walls as built.

K2
Heating

Gas boiler, steel radiators, fireplace and log burner.

K3
Lighting

Low energy lighting in 100% fixed outlets.

K4
Ventilation

As per built.

K5
General

Property address

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Surveyor's declaration

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

Signature

M Daniel

Total floor area approx. 181 square Meters

For and on behalf of

Company

McCallum Surveyors Ltd

Address

Nuttery Vale

Town

Eye

County

Suffolk

Postcode

IP21 5BB

Phone number

01379 668438

Website

www.mccallums.uk

Email

info@mccallums.uk

Property address

75, Baker Street, Reading, RG1 7XY

Client's name

Linda Coombs

Date this report was produced

12/05/2021

- This report has been prepared by McCallum Surveyors Ltd, Company no 12894895. The statements and opinions expressed in this report are expressed on behalf of the Company, who accepts full responsibility for these.

To the extent that any part of this notification is a restriction of liability within the meaning of the Consumer Rights Act 2015 it does not apply to death or personal injury resulting from negligence.

McCallum Surveyors gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

Property address

75, Baker Street, Reading, RG1 7XY

What to do now

If you are a prospective or current homeowner who has chosen a Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who should you use for these further investigations?

Specialists belonging to different types of organisation 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 your surveyor.

What the further investigations will involve

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

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

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Description of the HomeBuyer Report Service

The service

The HomeBuyer Report 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 HomeBuyer Report Service aims 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.
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase consider what further advice you should take before committing to purchase the property.

Any extra services provided that are not covered by the term s and conditions of this report 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 (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. 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. The under-floor areas are inspected where there is safe access.

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 a 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.

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; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

Dangerous materials, contamination and environmental issues.

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012/ With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

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 maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

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

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

Condition ratings

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

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

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

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

NI - not inspected.

Description of the HomeBuyer Report Service

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

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the HomeBuyer Report Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

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

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

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

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

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

Risks

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

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

Description (continued)

Standard terms of engagement

- 1 **The service** – the surveyor provides only the standard HomeBuyer Report Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:
 - plan drawing;
 - schedules of works;
 - re-inspection;
 - detailed specific issue reports;
 - market valuation and re-instatement cost, and;
 - negotiation.
- 2 **Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.
- 3 **Terms of payment** – the fee for this service has been quoted to you via email and should be paid via BACS before the survey takes place.
- 4 **Cancelling this contract** – You have 14 days in which to cancel this contract which starts from the date on which this contract is entered into. You agree to the services commencing from the date of this contract, even if this is within the cancellation period. You understand that you will lose your right to change your mind in relation to the services once the services are complete and you will be required to pay for any services provided within the cancellation period. Should you wish to cancel this service, please inform us in writing using the following format:

CUSTOMER CANCELLATION NOTICE

Name of Customer:

Address of Customer:

I/We hereby give notice that I/We wish to cancel my/our contract dated:

Customer Signature:

Date:

This notice should be sent to McCallum Surveyors Ltd,
Church View, Nuttery Vale, Eye, Suffolk IP21 5BB
Tel: 01379 668438
Email: info@mccallums.uk
- 5 **Refund Policy:** If a survey is cancelled at any point up to the day the survey is being carried out, we will refund any fees paid, less a small admin fee of £25 to cover work carried out relating to the survey administration.
- 6 The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:
 - (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
 - (b) it would be in your best interests to have a Building Survey Report or a Condition Report, rather than the Homebuyer Survey.

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

- 7 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else. McCallums Surveyors Ltd Surveyors Ltd expressly forbid the report or any of its contents to be sold on to any other party.

Complaints Procedure

If you have spoken to us about your complaint, please put the details of your complaint in writing. We ask that you put your complaint in writing to make sure that we have a full understanding of the reasons for your complaint. Please send your written complaint to:

Andy McCallum
McCallum Surveyors Ltd
Nuttery Vale
EYE, Suffolk IP21 5BB
01379 668438
info@mccallums.uk
www.mccallums.uk

We will consider your complaint as quickly as possible and will acknowledge receipt of your complaint within 7 days. If we are not able to give you a full response, we will update you within 28 days.

DISCLAIMERS

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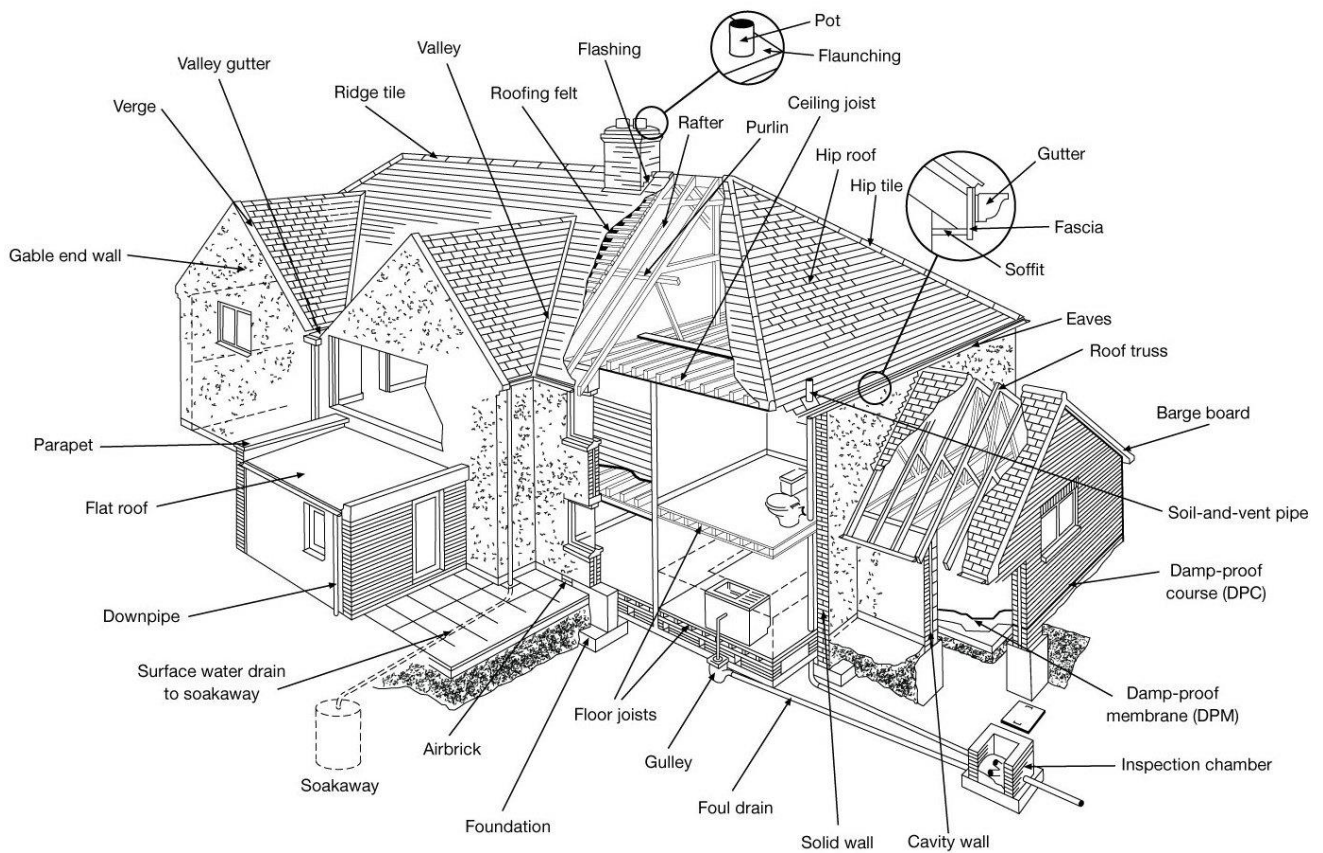
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These terms form part of the contract between you and the surveyor.

Typical house diagram

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



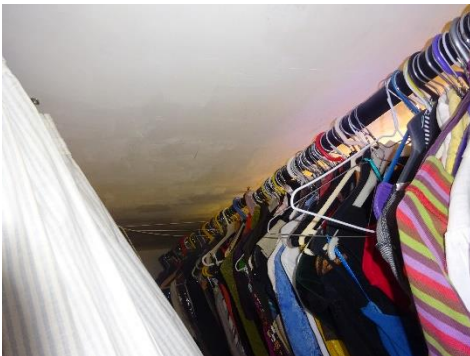
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