



MAYFORDS
Chartered Surveyors

HOME BUYERS REPORT

OF



AS INSPECTED BY MAYFORDS (SURVEYORS) LIMITED

On: 19 February 2015

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ABOUT THE INSPECTION

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

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

The condition ratings are described as follows.

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

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

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

We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

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

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

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

3	Section of Report	Element Name
2	Section of Report	Element Name
	External Condition	Joinery
	Internal Condition	Internal Walls and Partitions
	Internal Condition	Windows and Doors
1	Section of Report	Element Name
	External Condition	Roof
	External Condition	Gutters, Downpipes and Gullies
	External Condition	Main Walls
	External Condition	Plinth and Damp Proof Course
	External Condition	Sub Floor Ventilation
	External Condition	Gates, Fences and Paths
	External Condition	Paintwork
	Internal Condition	Ceilings
	Internal Condition	Floors
	Internal Condition	Stairs
	Services	Electricity
	Services	Gas
	Services	Plumbing and Sanitary Fittings
	Services	Hot Water and Central Heating

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report.

1.0 INTRODUCTION

This report is for the private and confidential use of the client(s) for whom the report is undertaken. It should not be reproduced in whole or in part, or relied upon by third parties for any use, without the express written authority of Mayfords (Surveyors) Limited.

In accordance with your instructions, we inspected the above property on 19 February 2015 to advise you as to the structural condition and state of repair. Our report which follows is divided into sections, in the interest of clarity, followed by a brief summary of our advice. We have added a glossary describing a number of building terms and defects to be read in conjunction with the report.

We have not investigated any legal matters such as Planning, Building Control or Highways. Your legal advisors will need to advise further on these matters.

We have not carried out any investigation to determine if high alumina cement concrete, calcium chloride additive, asbestos or other deleterious material has been used in the construction of this property, and we are unable to report that the property is free from risk. Similarly, we have not carried out any investigations or enquiries regarding possible contamination of the site, and for the purpose of this report we have assumed that it is free from all contaminants. If it is subsequently established that the site is contaminated, the marketability and value of the property could be reduced.

The perceived nature of the sub-soil, where possible, is described below, but can only be confirmed by digging trial holes. The possibility that the property is built on made-up ground has not been investigated nor has the likelihood that the site may be affected by ground water of any kind. Enquiries of this nature form part of an environmental search and we would recommend that you commission such a report.

SCOPE OF SURVEY

The inspection, at which the Vendor was not present, was undertaken during overcast light showers, which followed a period of unsettled weather conditions. At the time of inspection the property was unoccupied and unfurnished with fully fitted and fixed floor coverings throughout. We were only able to gain a limited view of the roof coverings because of the height configuration of these roofs.

We were only able to inspect those parts of the structure which were accessible without removing kitchen and bathroom fixtures and fittings. No access was afforded to the upper part accommodation except for within the communal hallway/entrance areas. We inspected those parts of the property which could

be seen from either ground level externally, or from within the property. We did not disturb any parts of the structure which were concealed during the course of construction for example foundations were not exposed; floorboards were not lifted and plaster was not removed from the wall surfaces. It follows that for practical reasons we have not inspected all the brickwork, timber, or other parts of the structure which are covered, unexposed or inaccessible and are unable to report that any such part of the property is free from defect.

This report is confined to material defects only and we have not noted any minor items such as cracked panes of glass or loose door and window fittings, which are not urgent or of structural significance. However, such other matters may be reported where the surveyor judges this may be helpful and constructive.

We confirm that the subject flat only was inspected, although comments on parts of the remainder of the building where seen, are included for completeness, particularly having regard to the fact that the Lease may set out a proportionate liability for the remainder of the structure.

2.0 SITUATION AND DESCRIPTION

The property is situated within a residential estate/development location with local shopping and transport facilities to be found nearby.

The property benefits from communal gardens with allocated parking bays and outbuildings providing storage for bins/waste disposal.

The property is a purpose built detached 3 storey block of flats comprising of 12 flats in total. The ground floor flat to the rear right forms flat No. 3 (the subject flat).

Immediately to the rear of the property is an electric sub-station with high voltage electrical supply equipment. The possible effects of electro-magnetic fields have been the subject of medical coverage, but the National Radiological Protection Board (NRPB), an independent body with responsibility for advising on electro-magnetic fields, has concluded that '*there is no clear evidence of adverse health effects at the levels of electromagnetic fields to which people are normally exposed*'. Public perception may, however, affect marketability and future value of the property. If required, technical information can be obtained from the NRPB at Chiltern, Didcot, Oxon OX11 0RO, or from the local electricity company.

There is a slight slope to the ground falling from front to rear.

3.0 ACCOMMODATION

The accommodation comprises as follows:

Entrance, bedroom (rear left), reception room/kitchen (rear right), bathroom (centre left).

Directions 'left' and 'right' used throughout this report are always taken as if viewing the property from the public high road at the front.

4.0 EXTERNAL CONDITION

Although the majority of the exterior was examined from ground level, random inspections were undertaken from a 3 metre (10 foot) ladder.

CHIMNEYS

NI

There are none.

ROOF

1

The main roof to the property is of timber pitched construction covered with what appears to be an artificial slate roof material.

We noted some evidence of lichenous deposits to the surface of the roof slates and, ideally, these should be brushed off as these can cause deterioration of roof coverings and if they become dislodged in gutters they can cause blockages and damp penetration problems to the structure beneath.

The general condition of the roof slates were found to be in serviceable condition, despite the effects of weathering. It is important to maintain the condition of these slates, not only to secure them but to render these parts of the roof weather-tight.

We saw no obvious signs of any significant or visible deflection or distortion evident to the pitched roofs where visible to inspect.

Although the maintenance arrangements may not involve liabilities for repair to the roof, etc., the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The future maintenance of the component parts of the building is therefore a relevant consideration.

GUTTERS, DOWNPIPES AND GULLIES

1

The rainwater pipes and gutters are formed in modern plastic, incorporating half round sections to the gutters. Generally, these were found to be in reasonable condition with no obvious signs of leakages evident.

The gutters and gullies should be cleared on a regular basis of leaves and other debris. Blocked gutters and gullies can result in serious rainwater penetration problems and consequential rot to the adjacent timbers.

We confirm that in undertaking our inspection of the property that none of these gullies were placed on test.

DRAINAGE

NI

Within the curtilage of the property, numerous inspection chambers provide access to the underground drainage system, sited around the subject property. No access was afforded to these on the date of survey as these require key access. The precise condition of the drains can only be verified by testing.

Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system and whether these are in joint ownership and what, if any, joint financial responsibility is afforded for the upkeep and maintenance of the same.

MAIN WALLS

1

The main walls to the property appeared to be of cavity brick construction with a pigmented rendered band to the top section of the building.

It is important that you appreciate that the overall stiffness of cavity wall construction relies upon the inner and outer skins of the walls being held together by effective wall ties. Properties built before 1981 are likely to consist of galvanised steel wall ties with an effective life of between 20 and 50 years, providing that they have been adequately manufactured to resist rapid corrosion. Without the benefit of exposing the walls we cannot confirm the existence, or indeed the condition, of these wall ties.

When corrosion takes place it can cause horizontal cracks every four, five or six courses of brickwork in the mortar joint and sometimes this is accompanied by bulging in the outer leaf of the brick wall. We have found no indication of failures to suggest that there is an existing defect in the wall ties.

Some evidence of efflorescence staining is noted to the brickwork at various locations otherwise we saw no obvious signs of any visible or significant cracking or damage to the structure.

The structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

JOINERY

2

UPVC fascias, soffits, windows and doors are installed to the property and, where visible, these appeared to be in serviceable condition. We did note some local damage to the threshold/sill to the doors leading from the reception room and this will need repair. Similarly we note 1 broken pane of glass and this will need to be replaced. This is serving the bedroom.

The keys to all windows and doors should be made available on completion of the sale. Any guarantees for the double-glazing should be checked and retained for future reference. The double-glazed units should help reduce the amount of repainting required over the years. The vacuum seals to the double-glazing are prone to failure, and are particularly unreliable in older double-glazed units. If the vacuum seals fail the affected glazing will need to be replaced, which could prove problematic unless there is an easy means of

removing the affected glazing. Following amendments to the Building Regulations all window installations after April 2002 are subject to approval under the Regulations and therefore it is important to ensure that any recent window replacement has the necessary approval or has been undertaken by an authorised installer (FENSA).

You should ensure that there is a regular maintenance programme for external decorations as neglect to this item can spoil the presentation of the block as a whole and therefore possibly depress the value of the individual units.

PLINTH and DAMP PROOF COURSE (DPC)

1

There is no plinth provided to the property. The damp proof course where visible appeared to be formed in a plastic material. We did note that ground levels are high relative to the position of the damp proof course and we would recommend that these are not increased any higher.

Please note that the recommended minimum height of the damp proof course is 150mm above external ground level. The reason for this gap is to prevent soil, etc. build-up and thus bridging the line of the damp proof course. If this occurs, it provides a path for rising dampness to by-pass the lining of the damp proof course and gain entry to the property.

SUB FLOOR VENTILATION

1

Adequate sub floor ventilation, ideally air vents or air bricks provided at every 1.2 – 1.5 metre (four to five foot) centres, with particular attention paid to corners of buildings, should be provided to opposite ends of the building in order to minimise the risk of dry rot developing within ground floor timbers.

In this regard, there are numerous airbricks around the perimeter of the property. We note some broken airbricks and these will need to be replaced to minimise rodent or similar infestation.

GATES, FENCES and PATHS

1

There are no immediate boundary demarcations around the subject property however the estate has communal boundary features. Your legal advisor should ascertain ownership of the boundaries, particularly in view of maintenance which is required, but also to ensure that no boundary disputes exist.

We would point out that driveways and pathways are generally constructed on minimal foundations and are susceptible to movement, particularly in shrinkable clay sub-soils and, therefore, periodic inspections and patch repairs will be required.

OUTBUILDINGS

NI

There are no outbuildings immediately serving the subject property however there is a brick built bin store in communal use under a timber pitched tiled roof. No access was afforded to this area on the date of survey.

PAINTWORK

1

The reapplication of paintwork will be required to the external joinery sections to preserve the existing wood and also as and when any repairs are completed.

Before reapplication of paintwork is undertaken we would stress the thorough preparation of all surfaces concerned. Reapplication of paintwork will include two undercoats and a finishing coat of hard gloss paint.

5.0 INTERNAL CONDITION

The interior has been inspected from floor level only, unless otherwise stated.
We have not attempted to remove any kitchen or bathroom fixtures and fittings.

LOFT SPACE

NI

No access or loft space to the subject flat.

CEILINGS

1

The ceilings are constructed of plasterboard throughout. There are some classic differential/movement cracking noted to the joints of the plasterboard and also at junctions of walls and ceilings.

Minor hairline cracking was noted at various locations, predominantly at junctions of walls and ceilings, but this was generally minor in nature and capable of being filled prior to the next phase of redecoration.

In parts of the house the ceilings are punctuated with spotlights. You should ensure that the spotlights are kept clear of insulation material so as to avoid excessive heat build-up.

On the date of survey the ceilings were noted to be in good condition.

INTERNAL WALLS and PARTITIONS

2

The internal walls have been lined with plasterboard which limited the scope of our inspection. This is often referred to as “dry lining” and is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction took place. Dry lining is where plasterboard sheets are fixed to either timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores. Tiled surfaces are featured to the bathroom.

We saw no obvious signs of any visible or significant cracking or damage evident on the date of survey.

We note that the mastic seal around the bath/bath panel has deteriorated and this requires re application to maintain a water tight seal.

Otherwise the internal walls where visible appeared to be in a serviceable condition.

FIREPLACES, FLUES and CHIMNEY BREASTS

NI

There are none.

WINDOWS and DOORS

2

The present condition of the windows were found to be in serviceable condition. As previously noted there is a broken window pane to the bedroom and this will require replacement and the windows and doors generally require overhauling, easing and adjusting and oiling to ensure that they function satisfactorily.

We did note some evidence of condensation/mould growth around the window openings. The habitable rooms are likely to be vulnerable to condensation, particularly at cold spots such as window frames and exposed parts of the external walls. The problem may be reduced to some extent by improved ventilation, although in rooms of this nature it is difficult to completely eliminate condensation. The construction of cupboards on external walls tends to exacerbate the problem. The control of condensation is the careful balance between heating and ventilating the property and mould growth will need to be washed off with a mild detergent prior to stabilising and redecorating any effected adjoining walls/ceiling areas.

Internal doors were generally found to function satisfactorily, fitting within the frames provided. The doors have been provided with self closing devices which are required in such properties so as to reduce fire risk and smoke spread and provide a protected escape route.

It is important you appreciate that under Part E of the Building Regulations, certain walls and floors are required to provide adequate resistance to the transmission of sound. This applies to 'new work' only and does not cover conversion of a private house into flats. Although remedies are possible to improve the sound insulation of existing walls and floors within flat conversions, this problem can never be totally satisfactorily resolved and the remedial works often require the disturbance to internal decorative surfaces and floors.

Fireproofing between flats and the means of escape in the event of a fire are vital matters. The standards which apply are those of the current Building Regulations. If an existing building should fail to meet such standards, it is often found to be impossible to meet modern requirements in an older building without the full cooperation of all flat owners and this would be unrealistic. In circumstances such as these, we can only warn you as to the fact that the property does fall below the required Fire Regulations and to confirm that the local Fire Regulation Authority has little power to enforce improvements of such

standards. This is obviously a matter you must consider should you decide to proceed with the purchase of the property.

The kitchen units appeared to be in a serviceable condition however the handles and internal carcassing are showing signs of wear and tear and some upgrading/repairs should be anticipated.

FLOORS

1

The ground floor appears to be of suspended construction, possibly concrete block and beam construction however this cannot be confirmed.

All surfaces are even and free from evidence of sub soil settling and where access to the concrete floor surfaces is possible, there is no indication of deterioration to suggest any unwanted problems of rising dampness beneath. Nevertheless, we stress to you that in the laying of a solid concrete floor of this type it is essential that a waterproof membrane has been incorporated to prevent conditions of dampness rising from the sub soil. Although in those areas accessible for inspection there is no indication of deterioration of this type, we stress that we can provide no assurance in this respect as to the floorings as a whole, without complete removal of all floor coverings.

STAIRS

1

There is no staircase within the subject flat.

The communal stairwell area appeared to be in a serviceable condition and we saw no obvious signs of any significant damage or vandalism/similar related damage within the areas.

You should check through your solicitor whether an asbestos management plan has yet been prepared for the common areas. Such plans are mandatory with effect from May 2004.

6.0 SERVICES

These have been inspected visually only, where accessible, and no tests have been applied. Standards and adequacy of installations can only be ascertained as a result of a test by an appropriate specialist. A general comment only is included under the following sections:

ELECTRICITY

1

Electricity is connected to the mains supply. The mains consumer unit and meter are located in the hallway entrance area of the subject flat.

It is impossible to guarantee the condition of an electrical installation on the basis of a visual inspection only. There are many aspects relating to the physics of electricity which can only be identified by the application of test instruments which cover matters relating to resistance, impedance and current etc. Only proper testing of the installation will provide a true picture.

We would recommend that the system be inspected and tested by a qualified electrician and a report obtained. Pending receipt of an electrician's report we suggest you allow for the possibility that some expenditure on the electrical installation will be necessary.

Smoke detectors have been installed in the property. They are sited in the hallways. We advise that smoke detectors are tested and maintained on a regular basis to ensure they function correctly.

There is also an intercom system which will need to be checked on a regular basis to ensure that this too functions correctly.

You should arrange for a qualified electrician to test the installation and quote for any necessary remedial work prior to legal commitment to purchase. The electrician should be registered with the National Inspection Council for Electrical Installation Contractors (NICEIC).

GAS

1

Gas is connected to the mains supply. The gas meter is sited externally ground mounted to the right hand side of the block.

As a normal safety precaution we would recommend that the gas service, together with any fitted gas appliances included in the sale, be inspected and tested for safety by a qualified gas engineer before the property changes hands.

PLUMBING and SANITARY FITTINGS

1

The property is connected to the mains and you should enquire as to the location of the stop cocks in the event that you may wish to turn the water off for maintenance or in an emergency.

The plumbing to the property is of copper and plastic.

There is some reliance on plastic pipes within the plumbing system. Whilst these are quite durable, they may be more prone to impact damage than conventional copper pipes.

Without exposing the rising main running beneath ground and floor structures, we cannot confirm the material used here. For health reasons, lead pipes are no longer recommended. Lead pipes can develop leaks, especially if run in sub soils subject to movement, and nowadays polythene pipes are used below ground for this purpose. If you are concerned about the fact that a lead pipe is used, replacement with a new polythene main would be the best solution.

The water pressure to the taps at each level was found to be adequate and there were no obvious signs of any leakages to the underside of taps or waste pipes.

It is preferable for there to be an external overflow pipe as a failed float valve can be spotted quickly, and furthermore any surplus water is drained to a harmless exterior point.

The fittings appear to be working, although detailed tests have not been carried out.

We are unable to confirm that the plumbing installation is completely free of leakages, bearing in mind the limitation of the inspection and the fact that much of the pipework is in concealed locations.

We emphasise that we have not inspected any of the hidden pipework, either under floors or boxed in, so are unable to comment upon this.

HOT WATER and CENTRAL HEATING

1

The boiler is wall mounted sited within the kitchen. This appears to be a combination boiler. We found no obvious signs of any leakages to the boiler or associated pipework.

Following the amendment to the Building Regulations in 1985, scope was provided for a new mode of hot water supply to be introduced in this country. The new Water By-laws also permitted alterations in terms of plumbing. These two factors have made it possible to provide a domestic hot water system directly connected to the water mains and to be unventilated. To install such a system, however, still requires consent from two separate Statutory Authorities.

The first consent is from the Water Authority under the Water By-laws and the other is Building Regulation approval.

The advantages of a system directly fed from the mains and unventilated is generally greater efficiency, improved overall performance and the virtual

elimination of frost problems, ie cold water storage tanks and associated pipework freezing over.

Important design considerations are, however, necessary for unvented hot water systems. Systems of this type are totally enclosed and have to be released from any undue pressure by the provision of an expansion vessel working in conjunction with a series of pressure reducing and pressure relieving valves. Whilst the supply can now be taken directly off the main supply, the need to guard against any back syphonage continues and it is essential that a specially designed check valve is installed, which operates in association with the pressure relieving valves. The matter of safety depends chiefly on the quality and the reliability of the mechanical components and controls. The possibility of individual failure of any of the above mentioned fittings is more likely to be the result of wrong adjustment, the effects of scale, sludge, corrosion or blockage through gritty deposits. To ensure that safety standards are maintained at all times and the possibility of explosion is reduced to the lowest possible factor, the Authorities do insist that a three-line level of protection is provided and is designed to become activated in a pre-determined sequence.

Any danger of the temperature of the water rising above boiling point is to be overcome by the installation of thermostat, a temperature operated cut-out acting on the boiler or immersion heater, and a temperature controlled relief valve, which ensures that the water can only reach boiling point in the unlikely event of all three devices failing at the same time.

Due to the specialist nature of such a system, we would recommend that a heating engineer be commissioned to inspect the system to ensure that it complies with the above-mentioned standards. Such an inspection will need to be undertaken by a British Board of Agreement (BBA) Approved Installer. Obligatory safeguards also cover the need for any replacement or removal of components undertaken by a BBA Approved Installer only and it is now an offence to supply or install unvented systems without the stipulated registration, certification and approvals. Copies of such documents should, therefore, be obtained also.

We stress to you that where copper pipes are buried in solid concrete floors these should be afforded some protection by way of a bitumen wrap material or equivalent. It is also essential that lagging be properly provided to permit thermal expansion and contraction. Even well made joints can fail if the pipework is screeded in solidly and unable to respond to thermal movements. Without the benefit of exposing these concrete floor structures, we cannot confirm that any of the above provisions have been allowed for and we would therefore recommend that the central heating system be placed on test. The ball valve to the separate header tank should be temporarily tied up to prevent any further water entering the system whilst the pipework is placed on test under pressure. Any significant drop in water level in the header tank will

confirm leakages. Such leakages are likely to be undetected until

consequential damage has been incurred, with resulting costly and disruptive repairs.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Although this section provides a summary of our findings, it is important that the report is read as a whole.

LEGAL MATTERS

Your legal advisor's attention is drawn to the following:

Your legal advisor should be specifically asked to check all relevant documents, including the Lease and advise you of their terms. You may be particularly concerned with the following:

- a) That there is a Management Company correctly set up to deal with the running and maintenance of the building.
- b) That the management arrangements are such that they will satisfy the normal requirements of Building Societies or other lending institutions.
- c) That suitable annual maintenance and replacement funds exist with suitable reserves, to deal with general cleaning, maintenance and repair of common parts and repairs to the main structure, centralised heating installations and other services. Particular regard should be paid to the comments made in this report regarding the main structure and common parts.
- d) That the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Management Company and that suitable procedures exist for settling disputes which may arise with regard to repairs.
- e) Whether the Management Company or individual flat occupiers are responsible for insurance of the building and where a block insurance policy is held.
- f) Your legal advisor should also ascertain from the Secretary of the Management Company whether there are any existing or foreseeable management problems or disputes or known outstanding repairs or programmed works which would affect the level of the service/maintenance charge payable.
- g) The precise repairing covenants and management arrangements under the lease are not known and these should be carefully checked through your solicitor. Previous maintenance costs should also be ascertained as a guideline to likely future costs, and enquiries should be made as to whether there are any impending major repair items. You should also check whether there is a sinking fund in existence for future building repairs.
- h) Although the maintenance arrangements may not involve liabilities for repair to the roof, etc, the condition of such areas is important as far as the structural integrity of the building as a whole is concerned. The

future maintenance of the component parts of the building is therefore a relevant consideration.

Your legal advisor should check the Lease and confirm that there are suitable repairs and cross repairing covenants and adequate rights of way over common parts. It should also be established that the liability for repairs to the subject flat, common parts and the main structure are clearly set out as between the flat owners and the Freeholder, and that suitable procedures exist for settling disputes which may arise with regard to repairs. It should also be established as to whether individual flat owners or the Freeholder are responsible for the insurance of the building.

- Your legal advisor should check whether there are any rights of way that exist over the property boundaries and if so, what the terms of ownership and repair and responsibilities are in this regard.
- Your legal advisor should confirm as to what rights of way/repair and responsibilities are afforded over the common parts of the property.
- Your legal advisor should confirm which of the subject boundaries are your responsibility, in respect to future maintenance and also where boundaries have not been properly demarcated. Also whether there are/have been any boundary disputes or similar.
- Your legal advisor should ascertain as to whether the below ground drainage is classified as a separate or combined system. It may be that the below ground drainage system is shared and, as such, there may be joint financial responsibilities.
- Your legal advisor should ascertain the particulars of the Freehold agreement/Leasehold terms/length of Lease and comment accordingly.
- Your legal advisor should ascertain as to whether there has been any structural movement or claims related to the property.
- Your legal advisor should ascertain as to whether Building Control/Planning permission or Party Wall approval, where applicable, were obtained for any alterations or additions to the property.
- Your legal advisor should enquire on your behalf as to the history of the property with regard to flooding.
- Your solicitor will check that the town planning and Building Regulations history of the property is in order. Appropriate local authority and other enquiries will reveal whether there are any planning proposals, etc. likely to adversely affect the property.

- It is important to check that all alterations to the property have the benefit of all necessary local authority consents, and were supervised by the Building Inspector under the Building Regulations.

URGENT REPAIRS

A number of repair items have been raised which will require attention either at the present time or in the future and you will no doubt bear the latter in mind. You will also no doubt wish to make alterations to both the external and internal decorative surfaces to suit your own particular tastes, although in addition to this, we draw your attention to the relatively urgent matters below:

1. Replace broken glass to bedroom window to maintain security/for health and safety reasons.
2. Re apply mastic seal around bath to maintain a water tight seal and minimise potential for further damage.

In view of our findings therefore, as to the property as a whole, we strongly recommend that estimates for the above mentioned urgent repairs are obtained before the exchange of Contracts. Only when you have all this information will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase. We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

FURTHER INVESTIGATION

The following should also be dealt with before exchange of contracts:

- Obtain gas safety certification.
- Obtain electrical safety certification.
- Undertake a CCTV survey of the drainage system to ensure that it is fit for purpose.

MAINTENANCE

We have highlighted throughout this report the need for areas of maintenance or items that will require your attention. Estimates for these should be obtained **prior to exchange of contracts** so that you are sure that the Property falls within your budget.

STRUCTURAL MOVEMENT

The structural condition of the property is otherwise satisfactory. We found no evidence of any significant cracking or current settlement/subsidence or structural movement and no indication to suggest that the foundations are defective or inadequate.

OVERALL OPINION

Within the context of a Home Buyers Report we found this property to be a reasonable proposition for purchase, provided that you are prepared to accept the costs and inconvenience of dealing with the various repair works reported. These defects are not inconsistent with a property of this age and type.

We trust that our report provides the information and advice you require. If we can be of any further assistance, please let us know. We mention that our report has been prepared for you as our client in connection with the respected purchase of the property and we cannot accept responsibility for it to any third party who may become acquainted with its contents, without our prior knowledge and consent in writing. An electronic pdf copy of the report can be sent to your legal advisors if requested.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Modrekelidze', is written over a large, light grey diagonal watermark that says 'EXAMPLE'.

Peter Modrekelidze MRICS
Mayfords (Surveyors) Limited