

Chartered Surveyors • Architectural Design



RICS Home Surveys Building Survey

Property address

Dormouse Cottage
The Square
Angmering
LITTLEHAMPTON
BN16 4EA

Client's name

Mr N Beeby

Date of inspection

2nd February 2021

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A Introduction to the report

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

The Building Survey 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 reports; 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. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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 RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have a "RICS-complaint" handling procedure and will give you a copy if you ask.

Property address

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B

About the inspection

Surveyor's name

Clive Browne MRICS

Surveyor's RICS number

0841672

Company name

Fuller Associates

Date of the inspection

Tuesday 2nd February 2021

Report reference number

212244

Related party disclosure

We are not aware of any conflict of interest as defined in the Royal Institution of Chartered Surveyors 'Rules of Conduct' or as defined in its 'Valuation Standards'.

Full address and postcode of the property

Dormouse Cottage
The Square
Angmering
LITTLEHAMPTON
BN16 4EA

Weather conditions when the inspection took place

At the time of inspection the weather was dry but overcast. The weather immediately prior to inspection was wet.

The status of the property when the inspection took place

The property was occupied and furnished. The floors were covered.

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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 then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently.

2

Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

1

No repair is currently needed. The property must be maintained in the normal way.

NI

Not inspected (see 'Important note' below).

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 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.



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

Property address

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C Overall assessment 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 the different elements of the property (with only the worst rating per element being inputted into 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 details with us.

Overall Opinion

This property is considered to be a reasonable proposition for purchase provided you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that necessary works are carried out to a satisfactory standard I see no reason why there should be any special difficulty on resale in normal market conditions. It should be noted that this survey is not a valuation and our recommendation is based solely on the condition of the property.

3

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rainwater pipes and gutters
	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
F: Inside the property	F1	Roof structure
	F3	Walls and partitions
	F5	Fireplaces, chimney breast and flues
	F9	Other
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating
H: Grounds (part)	H2	Permanent outbuildings and other structures

2

Section of the report	Element number	Element name
E: Outside the property	E7	Conservatory and porches
	E8	Other joinery and finishes
F: Inside the property	F4	Floors
G: Services	G6	Drainage
H: Grounds (part)		

Property address

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Overall assessment and summary of the condition ratings (continued)

1	Section of the report	Element number	Element name
	E: Outside the property		
	F: Inside the property	F2	Ceilings
		F6	Built-in fittings (e.g wardrobes)
		F7	Woodwork (e.g. staircase and joinery)
		F8	Bathroom and kitchen fittings
	G: Services	G3	Water
	H: Grounds (part)		

Further investigations

Investigations are required to establish the full cause and extent of the defects noted elsewhere in the report and some of these may be intrusive. The reports should cover the remedial works required and their likely cost. You must obtain a report from a suitably qualified specialist/s in respect of the following:

Timber defects to windows;
Dampness;
Electrics;
Gas;
Hot water and Central heating;
Drainage;

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

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

D

About the Property

Type of property

The property is a 2 bedroom semi detached flint faced cottage with good sized gardens to the rear.

The property has 2 storeys.

The front faces west.



Photo - 1

Approximate year the property was built

The vendor told me that the property was built in 1784.

Approximate year the property was extended

N/A

Approximate year the property was converted

N/A

Information relevant to flats and maisonettes

N/A

Property address

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D

About the Property (continued)

Accommodation

Floor	Living rooms	Bed rooms	Bath or shower	Separate toilet	Kitchen	Utility Room	Conser-vatory	Other	Name of other
Lower Ground									
Ground	2			1	1				
First		2	1					1	Snug
Second									
Third									
Other									
Roof Space									

Property address

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D

About the Property (continued)

Construction

The subject property is of traditional construction, comprising solid painted flint and brick elevations set under a pitched roof structure, beneath a tiled roof covering.

Floors are a combination of concrete and suspended timber construction.

It is assumed that there are no hazardous substances or other deleterious materials used on the construction of this property. Where potential asbestos containing materials have been identified, these are mentioned in the main body of the report.

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot. North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

Means of escape

Mains wired, battery backup, interlinked smoke detectors should be installed and maintained at the landing levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

First floor windows appear to be compliant escape windows however secondary glazing can slow down access. Current Building Regulations are not enforced retrospectively, but replacement windows should meet current standards.

Security

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

It is important that all external doors and windows provide a proper level of security to prevent unwanted entry. You should make sure at the very least that the standards required by your buildings insurance policy are satisfied. Good advice can also be obtained from the local crime prevention officer.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

About the Property (continued)

Energy

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

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

Energy Efficiency Rating

EPC Exempt - Grade II Listed Building

Services (Mains)

Gas



Other

Electric



Other

Water



Other

Drainage



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 tariffs)

None

Grounds

There are good sized gardens to the rear of the property on sloping land and arranged as a lower paved area with steps leading to a paved and shrub area. To the end of the gardens is a lawed area with paved patio.

The gardens are bounded by flint faces walls.

Location

The property is in a village of mixed age and character offering limited local amenities.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

D

About the Property (continued)

Facilities

Angmering lies at the foot of the South Downs and is in close proximity to the beaches at Climping and Littlehampton. The surrounding towns of Worthing to the East and Chichester to the West provide a comprehensive range of shopping and amenities and can be readily accessed via the A27 link road. The central mainline railway station in Angmering offers services to London and all along the south coast.

Local Environment

Soil Conditions: (Information obtained from the United Kingdom Soil Observatory)

The soil conditions in the local area is allegedly of chalky clay to chalky loam, the soil parent material is chalk.

Flooding: (Information obtained from the Environment Agency's section on Gov.uk)

The flood risk from rivers or the sea is "medium"

What this means: Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

The flood risk from surface water is "high".

What this means: High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.

Your legal advisor should carry out searches in respect of all types of flood risk relating to this specific property.

For information and advice, property-specific flood risk reports that assess all risks and which meet the requirements of the Law Society Flood Risk Practice Note can be readily purchased from specialist environmental companies. Further information on flood risk can be obtained on the Environment Agency's section on Gov.uk website <https://flood-warning-information.service.gov.uk/long-term-flood-risk>.

Radon: (Information obtained from Public Health England)

Radon is a colourless and odourless gas that comes from the rocks and soil and is found everywhere in the UK. PublicHealth England defines radon Affected Areas as those with 1 chance or more of a house having a radon gas concentration at or above the Action Level. PublicHealth England recommends that radon levels should be reduced in homes where the annual average is at or above the Action Level.

The area in which the property is located is identified on the Public Health England website <http://ukradon.org> as being within a radon Affected Area having a maximum radon potential of 5-10%. The radon potential of individual addresses can be purchased via the <http://ukradon.org> website. This does not necessarily mean there is radon gas in the property. There is no public record of radon measurements. The only way to determine whether radon is present in the property and above the ActionLevel is to carry out a radon gas measurement at the property, over time. The details of any previous radon measurements and radon measures undertaken at the property should be obtained via your legal advisor from the property owner.

Property address

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D

About the Property (continued)

Further information on radon and radon testing can be obtained from the PublicHealth England website <http://ukradon.org>, or the environmental health department of the local authority.

Other Local Factors

There is limited on-street parking available, which may be at a premium during peak times.

The property is on a busy road and there may be noise disturbance at peak times. This may deter some purchasers and affect future saleability.

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E

Outside the property

Limitations to inspection

The external inspection of the building was limited to those parts that could be seen from ground level, within the boundaries of the property and from accessible public areas only. As a result, where Condition Ratings have been provided these may be based on our limited 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.

As it was not raining at the time of inspection it is not possible to state that gutter joints, roof junctions and flashings etc are totally watertight.

It should be appreciated that parts of the property are circa 230 years old. Accordingly, such parts of the structure and fabric should not be expected to be 'as new' and due regard has to be given to natural deterioration due to the elements and usage. The report has been prepared having due regard to the age and type of the building. This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

We have not exposed the foundations of the property. Without exposing all the foundations to the property, you must accept the risk of unseen defects. However, unless noted within this report, we have not noted any above ground defects which relate to defective foundations or signs of defective foundations.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

An inspection of the exterior 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.

No beams, lintels or other supporting components were exposed to allow examination.

Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

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.

1 2 3 NI

E1 Chimney stacks

There are two brick built chimney stacks.

3

The southernmost chimney is a single stack with a single clay pot and serves the fireplace in the dining room. There is moss to the top of this chimney which should be removed and the flashings at the base of the chimney, at the junction with the main roof, is in mortar. This has cracked which is often caused by expansion and contraction during the various seasons and it is recommended that the mortar is renewed

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Outside the property (continued)

in lead flashing.

An internal inspection in the roof void revealed damp staining and high damp reading. There are also spalling bricks. The pointing should be renewed and the bricks replaced.

The second chimney is on the north side of the road and is a double stack serving the living room and bedroom fireplaces. This stack also has moss which should be removed. It has lead flashing at the junction with the roof tiles.

The effects of the sun has led to slight curvature of the chimney. This can ultimately lead to chimneys becoming unstable in extreme conditions. Curvature occurs because mortar joints facing south are dried by the sun and wind. North facing mortar joints do not dry out as fast as those facing south. As a consequence crystals form in the mortar on the north facing mortar joints, which causes the mortar to expand and the chimney stacks to curve towards the south. The slight lean is considered to be within acceptable limits.

The bedroom and living room fires had been lit on our inspection. When we opened the loft hatch there was distinct smell of smoke. Unfortunately stored items prevented an inspection of the chimney. It is recommended that a smoke test of the chimney is carried out and any leaks within the roof void are repaired.

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

Condition rating 3. These works/investigations should be carried out immediately.

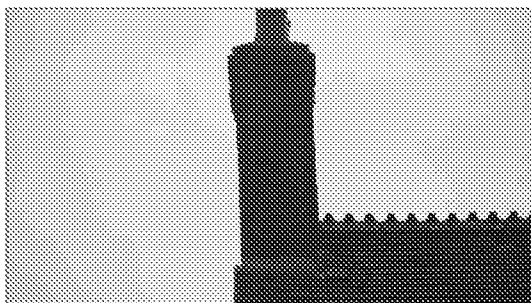


Photo - 2



Photo - 3

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

E

Outside the property (continued)

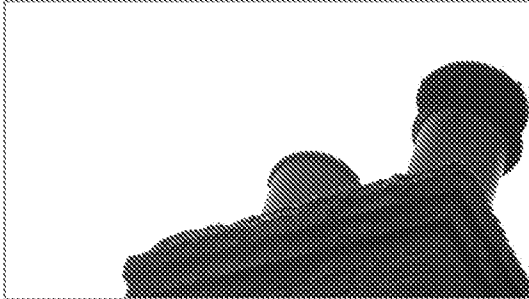


Photo - 4

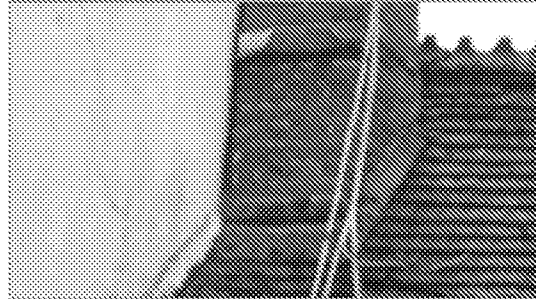


Photo - 5

E2 Roof coverings

The main roof is pitched in a gable end style. Roof slopes are covered in what appear to be reclaimed plain tiles.

3

Ridge and verge tiles are bedded in mortar and appear to be in sound condition.

Where the roof meets the adjacent owners property to the front and rear slopes the junction has been formed in mortar. This is not good practice due to the risk of cracks forming and the mortar should be renewed in lead.

The rear roof slope is in a cat side style. This is where the roof extends to the ground floor ceiling level.

The roof slopes have been re-covered in the past and bitumen roofing felt is now present beneath the tiles as a secondary barrier against damp penetration occurring.

There is a lack of ventilation into the roof void and roof slope vents should be fitted.

Moss was observed to the roof surfaces. This should be carefully removed as it tends to retain moisture, which can cause damage to roof coverings over a period of time.

To the rear roof slope some of the tiles have delaminated and there are some cracked tiles. This is often caused by moss or frost action and the affected tiles should be renewed.

Some unevenness can be seen in the roof slopes evidenced by slight deflection to the rear roof slope but this is within normal tolerances for a building of this age and is not sufficient to indicate any significant weakness.

There is no apparent method of ventilation of the roof void. Improved roof space ventilation can be achieved in a variety of ways, improving the provision of ventilation grilles and air bricks in gable walls, as well as roof ventilators in the roof slopes. A reputable roofing contractor will be able to undertake this work and it is recommended that quotations be obtained prior to legal commitment to purchase.

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Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Outside the property (continued)

We were unable to view the flat roof to the rear of the property and cannot confirm the type or condition. However from a limited inspection of the edging felt we have assumed the roof is old and may be coming to the end of its economic life. You should arrange for an inspection by a Property care association (PCA) contractor.

Felt covered flat roofs have a normal life expectancy of some 10-15 years before replacement is usually necessary. When undertaking future re-covering you should appreciate that modern less degradable felts are now available. These have better durability and resistance of thermal expansion and contraction during periods of hot weather than traditional felt and although more expensive, should be used wherever possible. In addition, when the flat roof is re-covered the opportunity should also be taken to review and upgrade the levels of insulation and ventilation to the roof structure in an attempt to improve heat retention and guard against condensation occurring, which could damage timbers. Any decking found to be defective will need to be renewed.

Condition rating 3. These works/investigations should be carried out immediately.

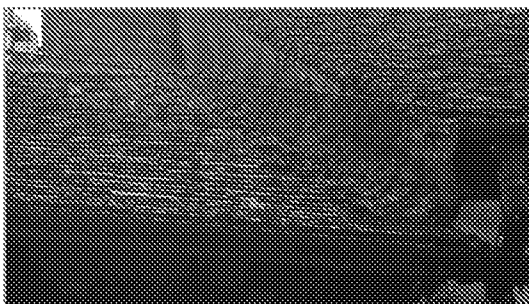


Photo - 6



Photo - 7

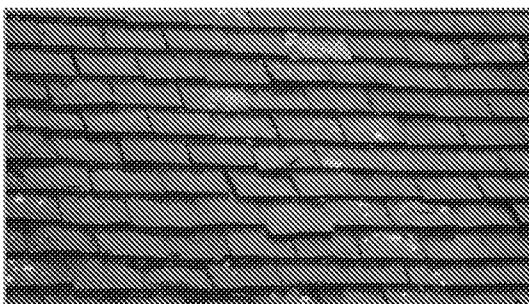


Photo - 8

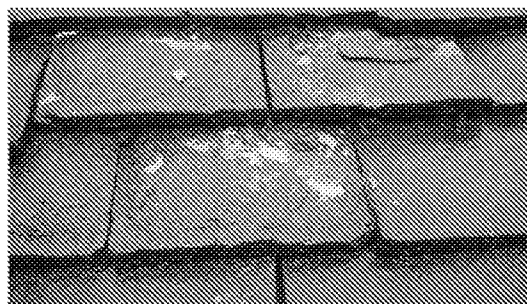


Photo - 9

Property address

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E

Outside the property (continued)

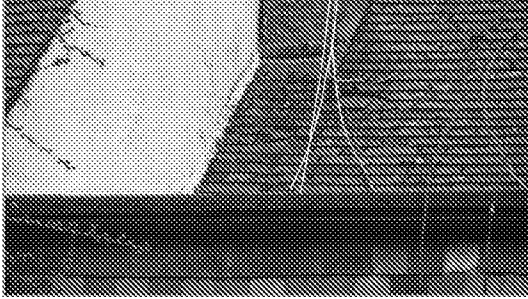


Photo - 10

E3 Rainwater pipes and gutters

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

3

Periodic inspection and adequate maintenance is 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.

Whilst it was not raining during the course of the inspection it had been raining over night. The cast iron gutter joints to the front of the property were leaking and the leaf guard to the rear gutters are blocked.

The front cast iron gutters are out of alignments and therefore consideration should be given to replacement in PVCu.

The rear surface water discharge is combined with the waste disposal. Whilst this would not meet current regulations it is likely to be a pre-existing arrangement.

Condition rating 3. These works should be carried out immediately.

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Outside the property (continued)

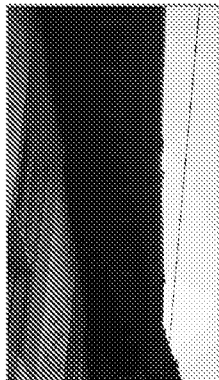


Photo - 11



Photo - 12

E4 Main walls

The main walls are of painted solid brick and flint construction measuring approximately 300mm overall where measured. Solid walls are structurally robust but can be prone to problems of rain penetration and condensation compared with modern cavity walls.

3

The walls are generally in sound condition. We are pleased to report we 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.

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. There is a fir and yew tree to the front and a silver birch to the rear which are within influencing distance of the property. The risk of movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

There are no air bricks to the base of walls due to the solid ground floor construction.

It is unlikely that there is a damp proof course due to the age of the property and the fact that they did not become compulsory until 1875.

To the front elevation there are some filled thermal cracks which appear sound.

To the rear of the property there is an area of vertical plain tiles. Some tiles are missing and there is delamination to some of the tiles. These should be renewed to help reduce the risk of damp to internal areas.

Condition rating 3. These works should be carried out immediately.

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E

Outside the property (continued)



Photo - 13



Photo - 14

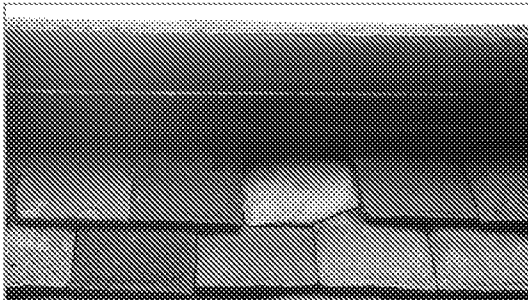


Photo - 15

E5 Windows

The windows are of timber box sash construction and some areas of softness and rot are evident and repairs/replacement are now required to the two rear first floor windows. 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

There are a number of cracked panes which require replacement.

There are low sills to some windows and their lower panes are not safety glass. Whilst at the time the property was constructed there was no requirement to provide toughened glazing, the requirements of Building Control now stipulate that window panes of less than 800mm above internal floor level, or glazed doors less than 1.5 metres above internal floor level require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice.

As safety glazing does not appear to be present, you should consider its replacement as a precaution prior to taking occupation. Alternatively you may be able to apply an adhesive film to the existing glazing

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Outside the property (continued)

to reduce the risk of injury occurring.

We attempted to open windows but the majority would not operate and therefore you should budget to overhaul all windows.

Condition rating 3. These works should be carried out immediately.



Photo - 16



Photo - 17



Photo - 18



Photo - 19

E6 Outside doors (including patio doors)

The front door is timber and sits within a timber frame. The door has a weatherboard which is good practice and helps deflect rainwater from more vulnerable areas. There is wet rot to the threshold which should be renewed.

3

The rear door is timber and glazed in a stable style. The door is in poor condition with rot at its base and should be renewed.

Condition rating 3. These works should be carried out immediately.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

E

Outside the property (continued)



Photo - 20

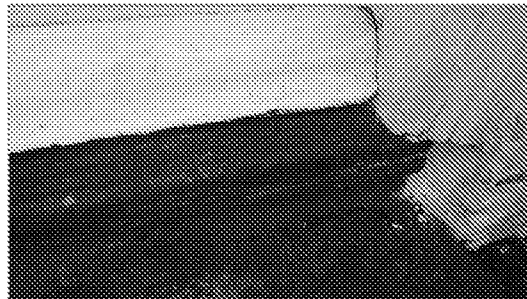


Photo - 21

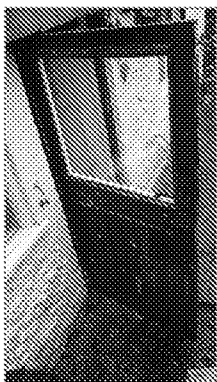


Photo - 22

E7 Conservatory and porches

There is a timber framed porch canopy which is supported on timber gallows brackets and has a felt covered roof.

2

There is a lack of lead flashing at the junction with the front elevation which should be provided.

Condition rating 2. These works should be carried out soon.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Outside the property (continued)



Photo - 23

E8 Other joinery and finishes

This comprises timber exposed rafter feet, fascia and soffits.

2

These appear to be in generally satisfactory condition but a closer inspection may reveal areas of rot behind guttering.

External decorations are deteriorating in some areas. The affected sections should be thoroughly prepared and redecorated in the near future.

Condition rating 2. These works should be carried out soon.

E9 Other

None

NI

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

F

Inside the property

Limitations to inspection

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.

Please note the limitations to our inspection of the property internally on account of fully-fitted floor coverings found throughout parts of the property.

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.

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

Distribution and waste pipework to the hot and cold water installations and central heating system, and the electrical circuitry are largely concealed within the structure, and whilst we may attempt to give an overview of their visual condition, we are not specialists in these fields and it is always prudent to arrange for specialist contractors to inspect the installations prior to commitment to purchase.

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 must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Many walls are dry lined internally and dry lining can often hide dampness and it is not possible to ascertain the condition of the wall behind the dry lining without further exposure work.

The low head height and stored items in the roof void restricted our inspection.

1 2 3 NI

F1 Roof structure

Access to the roof is gained via a loft hatch over the bed in bedroom 2.

3

The roof timbers have been renewed and comprise cut rafters, purlins, struts and collars.

There is a bitumen roofing felt providing a secondary weatherproofing.

There is a lack of ventilation and roof slope vents have been recommended which help reduce the risk of condensation within the void area.

The roof is completely boarded and we were unable to determine the levels of insulation.

There is a flint party wall with the adjacent owner. There is a rather crude attempt to fill a gap in the flint wall with expanding foam. The gap should be repaired with lime mortar to help reduce the risk of the spread of smoke and fire.

As discussed there is damp to the south chimney. There is also damp staining to the party wall likely to

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Inside the property (continued)

be caused by the mortar flashing reported earlier. External repairs have been recommended.

The chimney to the north could not be seen but as discussed there is a smell of smoke in the roof void and we suspect that either the pointing is poor or bricks may have deteriorated.

There were signs of vermin and mice droppings present. Baited traps should be placed as a precautionary measure. If an active presence of vermin is discovered on occupation, it would be prudent to investigate further with a suitably qualified pest control contractor.

Condition rating 3. These works should be carried out immediately.

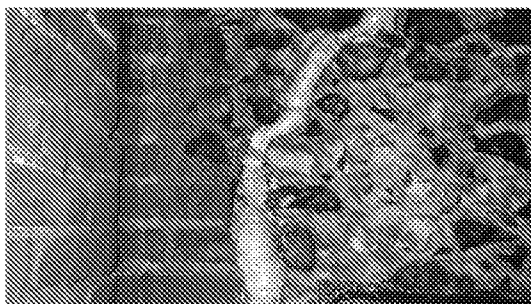


Photo - 24

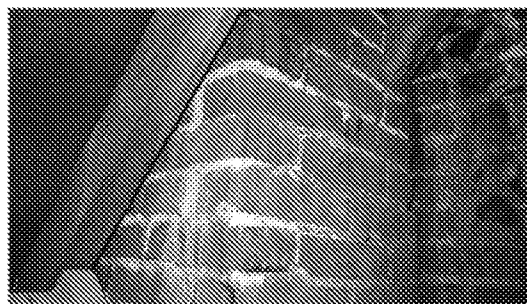


Photo - 25

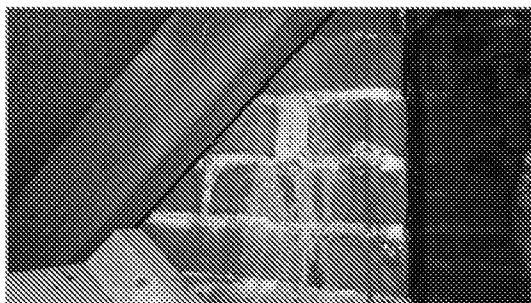


Photo - 26



Photo - 27

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.

1

The ceilings are formed in plasterboard and finished in textured plaster and mock timbers to the first floor.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

F

Inside the property (continued)

The top floor ceilings are formed by means of a raised collar roof. It is unlikely that the sloping sections of the ceilings are insulated, which could lead to cold bridging and subsequent condensation forming in these areas.

Minor irregularities and shrinkage cracks are present but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.

Where a textured coating has been applied to some of the ceilings within the property, this material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid-1980s and it is possible that the age of this textured coating pre-dates this. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked or sanded in any way that could release fibres. Further advice from an asbestos contractor, to confirm whether the material contains asbestos fibres is advised.

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

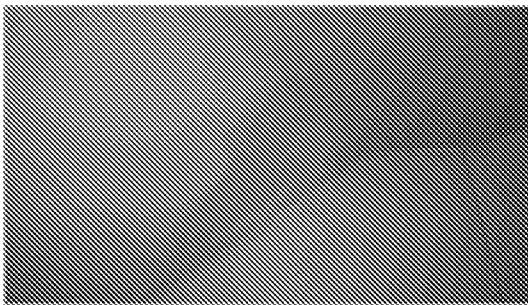


Photo - 28

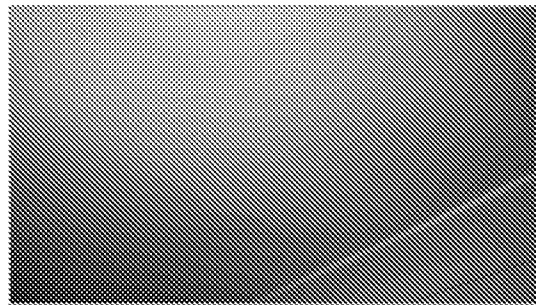


Photo - 29



Photo - 30

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Inside the property (continued)

F3 Walls and partitions

The internal faces of the outside walls are a combination of plaster and dry lining. The latter may incorporate insulation.



Internal walls and partitions are a combination of solid and lightweight construction with a mainly plastered finish.

Walls and openings appear square to the eye with no signs of any movement or distortion noted.

Some internal walls have been lined with plasterboard. This is often referred to as "dry lining" and is a popular method of finishing off the internal surfaces of walls as it saved on costs and reduced 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.

There is an excessive amount of furniture and stored items which restricted our inspection of the internal surfaces of external walls and solid internal walls. Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and dampness was noted to the rear wall of the rear reception room and the walls of the living room fireplace, suggesting the damp-proof course is not operating effectively. You will need to seek quotations from a Property Care Association company who could provide quotations for upgrading works required which will include re-plastering of some internal surfaces.

Readings were taken to the first floor walls to determine whether penetrating damp is occurring. High readings were recorded on search mode which indicates damp within the walls but readings were low on measure mode which indicates that there is no damp at the surface of the walls. Whilst this is good news the walls are likely to be cold and condensation mould problems can occur unless the walls are allowed to "breathe". Consideration should be given to providing insulation and dry lining to the first floor walls.

Condition rating 3. These investigations should be carried out immediately.

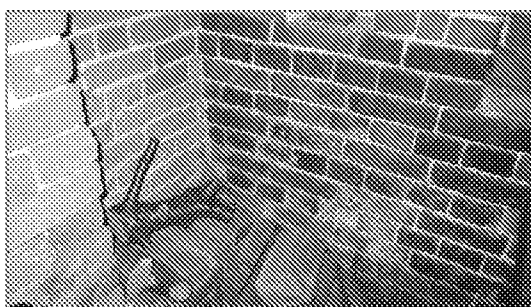


Photo - 31

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

F

Inside the property (continued)

F4 Floors

The ground floor is of solid construction with a tiled finish throughout. Floor appears level.

2

We are unable to confirm whether the flooring in the original solid ground floors contains a damp-proof membrane or insulation. The provision of a damp-proof membrane prevents dampness from the ground beneath rising through to the interior of the property. There is the potential risk from damp penetration although there were no signs of this at the time of inspection. If the problem should arise in the future, further contractors' observations and quotations to confirm the extent of the problem and any associated remedial costs, if applicable, should be obtained.

The first floor is of suspended timber. Where walked upon, suspended timber floor surfaces were found to be generally firm and even to the tread with no signs of excessive spring or distortion.

Ceramic tiles have been laid in the bathroom. Some of these tiles are cracked due to the fact that they are inherently brittle and become cracked when laid on timber flooring due to the natural springiness of the floor construction. The cracked tiles should be replaced.

Condition rating 2. These works should be carried out soon.

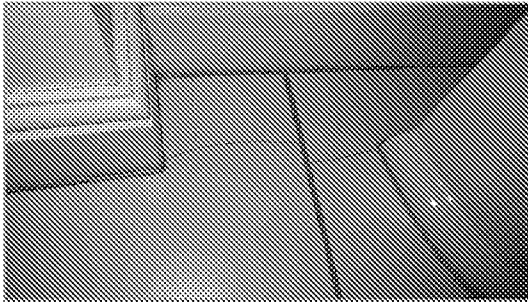


Photo - 32

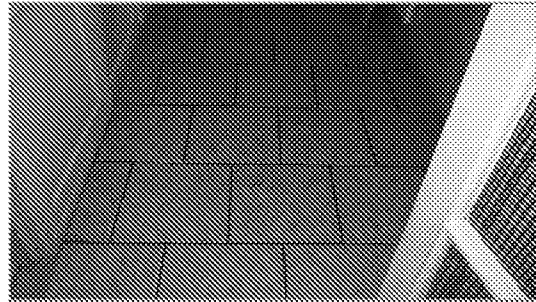


Photo - 33

F5 Fireplaces, chimney breast and flues

There are brick built fireplaces within the dining room, living room and bedroom 1.

3

There is a multi-fuel burning appliance within the living room. We are unable to confirm whether the installation complies with HETAS requirements or whether the flue is lined and it would be prudent to seek further confirmation prior to purchase.

As discussed there was a smell of smoke within the roof void. You should ask a competent chimney sweep to carry out a smoke test and inspect the condition of the chimney within the roof void.

Condition rating 3. These investigations should be carried out immediately.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Inside the property (continued)



Photo - 34



Photo - 35



Photo - 36

F6 Built-in fittings (e.g wardrobes)

There are built in wardrobes within bedroom 1 and a small cupboard to bedroom 2. There is a fitted cupboard in the rear reception room which houses the gas and electric meters.

1

The built-in fittings appear to be adequately presented and generally satisfactory, subject to normal wear and tear. No doubt you have already assessed the adequacy of these, and other built-in fittings, for your own purposes.

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

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

F

Inside the property (continued)

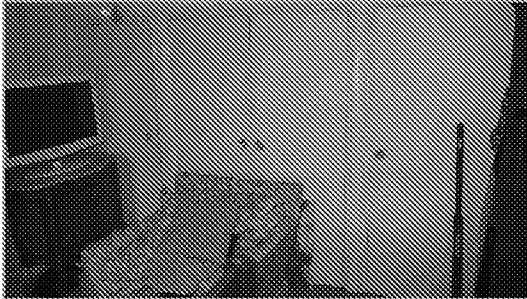


Photo - 37

F7 Woodwork (e.g. staircase and joinery)

Other internal joinery items include timber skirting boards, architraves, door frames, linings and doors together with the staircase.



Accessible doors were checked to establish the ease with which they may be opened and shut. Doors and openings open square to the eye with no signs of any significant movement or distortion noted.

Some general marking and bruising is apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.

The property has a timber staircase which is carpeted on the upper surface and enclosed beneath. Treads and risers appear to be firm and level and within normal tolerances, with no signs of any significant spring or undulation noted.

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



Photo - 38

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Inside the property (continued)

F8 Bathroom and kitchen fittings

Please note a detailed test on bathroom installations and fittings is outside the scope of this report.

1

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.

The bathroom fittings appear serviceable, although some wear, tear and staining was noted. they comprise a panel bathe with mixer shower attachment, glazed screen, wash hand basin and W.C. The hot tap is loose and requires re-fixing.

The bathroom should be fitted with a mechanical extractor fan to help reduce the risk of condensation and mould to other parts of the property.

On the ground floor there is a separate W.C with a wash hand basin.

Given that the property is occupied, the kitchen cupboards are full of household effects, which severely restricted our inspection and the risk of concealed defects exists.

The kitchen is provided with a range of basic units which appeared serviceable although individual units were not inspected in detail there is some wear and tear. There are a good range of base and wall units with a stainless steel sink and laminate worktops. The kitchen should be provided with a mechanical extractor fan.

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



Photo - 39

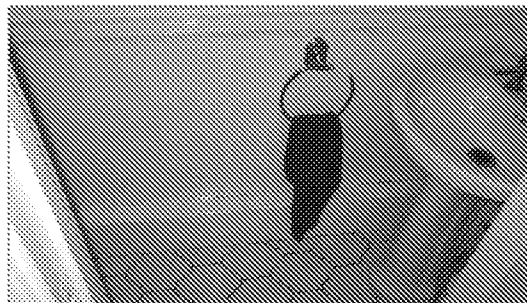


Photo - 40

F9 Other

We recommend that modern mains powered smoke, heat alarms, and carbon monoxide detectors are checked and renewed as found necessary.

3

Condition rating 3. These works should be carried out immediately.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

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, or meet modern standards.

Limitations to inspection

The services were not tested at the time of inspection.

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties.

G1 Electricity *Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

1 2 3 NI

As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist. You should request a copy of the most recent electrical safety certificate through your legal adviser, prior to exchange of contracts. In the absence of any paperwork you should arrange for a suitably qualified contractor to inspect the installation prior to entering into a legal commitment to purchase. You should obtain quotations for any upgrading works required.

3

The meter and consumer unit are located in the cupboard in the rear reception room.

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current.

The Electrical Safety Council recommend that electrical installations should be tested on occupation or every five.

Condition rating 3. These investigations should be carried out immediately.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Services (continued)



Photo - 41

G2 Gas/oil Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. 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.

Please note this element is rated condition rating 3 as we are not suitably qualified to comment on the state and condition of the gas installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming a recent gas safety test/the meter lacks any visible earthing/there was a strong gas odour that might indicate a leak.



The mains gas meter is positioned in the cupboard in the rear reception room.

For precautionary purposes it is recommended that the gas installation be inspected by a Gas Safe registered engineer prior to legal commitment to purchase in the absence of any paperwork in the last 12 months. Please note annual gas safety checks are a statutory requirement for landlords and recommended annually during occupation. All recommendations for improvement to ensure compliance with current Gas Regulation standards should be implemented.

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.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

G

Services (continued)

Condition rating 3. These investigations should be carried out immediately.



Photo - 42

G3 Water

The owner advised that there was no internal stop cock. It is recommended that a stop cock is fitted. 1

The outside stop cock is in the pavement. We do not know if a water meter has been fitted.

There is no cold water storage. This can cause problems if the water supply is cut off for any length of time.

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

G4 Heating

Please note this element is rated condition rating 3 as we are not suitably qualified to comment on the state and condition of the heating installation, a test on the installation is outside the scope of this report and we have not seen documentary evidence confirming recent service history/the boiler is outside its useful service life and should be replaced. 3

You should request a copy of the most recent service history through your legal adviser, prior to exchange of contracts. In the absence of any paperwork you should arrange for a suitably qualified contractor to inspect the installation prior to entering into a legal commitment to purchase.

The gas fired combination boiler is located in a kitchen cupboard. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

Heat is provided to a number of pressed steel panel radiators via 15mm pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted. However, given their age they are likely to be inefficient compared to modern equivalents and you may wish to consider upgrading as part of the overall improvement of the property.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Services (continued)

Condition rating 3. These investigations should be carried out immediately.

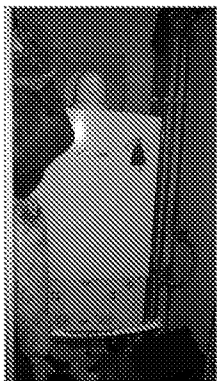


Photo - 43

G5 Water heating

Hot water is provided by the main combination boiler. See our comments in Section G4 above. Condition Rating 3.

3

Condition rating 3. These investigations should be carried out immediately.

G6 Drainage

There are two cast iron soil vent pipes. The waste pipes are PVCu.

2

There are three inspection chambers. Two have inset paving and are ceased closed. The third is cast iron and was covered by slate roof tiles and could not be lifted. It is therefore recommended that a drains test is undertaken.

The gullies should be cleared of debris.

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. 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.

The rainwater is directed into the foul drains. This is acceptable if there is a combination foul and storm water drain, as was generally the case before the introduction of modern Building Regulations. If, however, there is a separate surface water drainage system it is not permissible to discharge surface water into the foul drain and vice versa. Your legal advisers should make appropriate enquiries on this matter with the Local Authority.

We would recommend that you confirm the routes of underground drainage including surface and foul water through your legal adviser, as this may impact on future development at the property.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

G

Services (continued)

Condition rating 2. These investigations should be carried out soon.

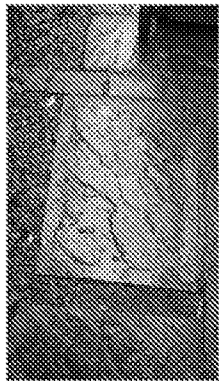


Photo - 44

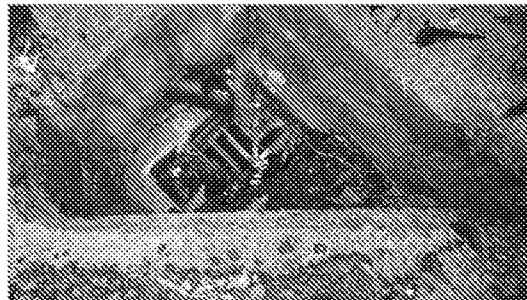


Photo - 45

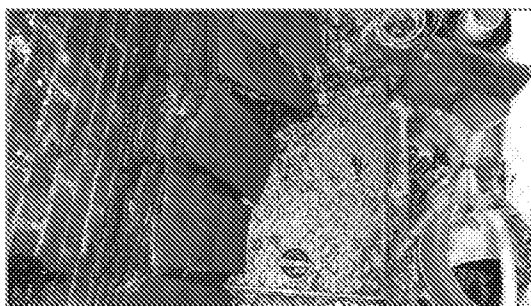


Photo - 46

G7 Common services

None

NI

G8 Other services/features

None

NI

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA



Grounds (including shared areas for flats)

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.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

1 2 3 NI

H1 Garage

There are no garages with the property. Not inspected.

NI

H2 Permanent outbuildings and other structures

There are no permanent outbuildings.

3

The flint and brick boundary walls are in poor in places with poor pointing ivy growth and missing flints and significant repair or replacement is necessary. Your legal adviser should confirm ownership and responsibility for boundary walls.

The retaining wall and steps to the rear have no hand rails to prevent falls from height and they would benefit from drainage channels.

Condition rating 3. These works should be carried out immediately.



Photo - 47

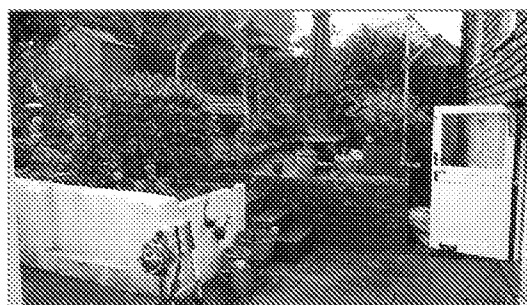


Photo - 48

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA



Grounds (including shared areas for flats) (continued)



Photo - 49

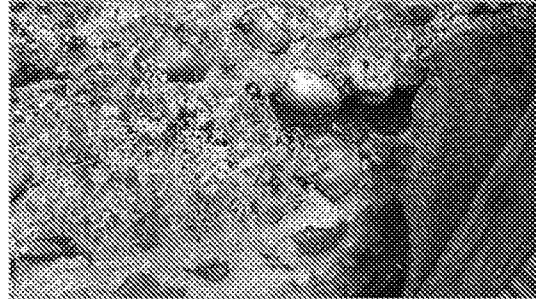


Photo - 50



Photo - 51



Photo - 52

H3 Other

There is rot to part of the side gate which will require repairs.

The drainage channel to the rear of the property should be cleared of debris and the patio requires re-grouting.

The trees to the front and rear should not be allowed to become over large.

The two timber sheds have areas of wet rot and will require repairs/replacement.

The timber archway to the rear of the gardens is rotten and requires replacement.

Condition rating 3. These works should be carried out immediately.

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA



Grounds (including shared areas for flats) (continued)

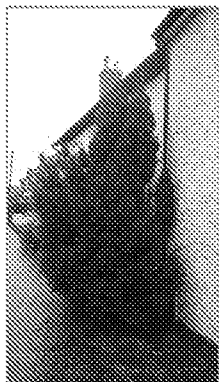


Photo - 53

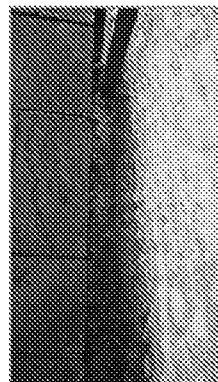


Photo - 54

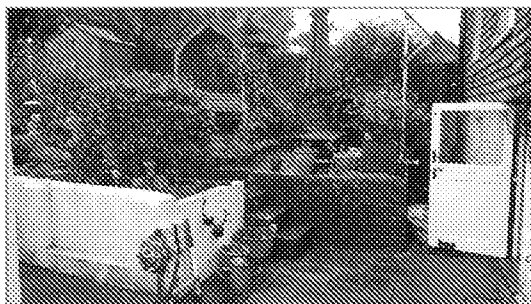


Photo - 55

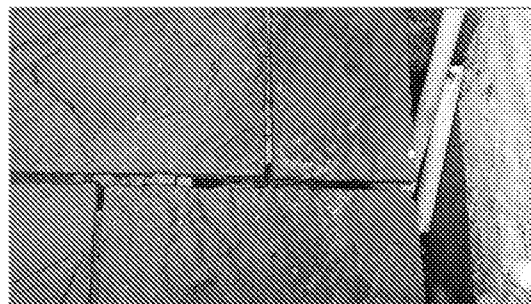


Photo - 56

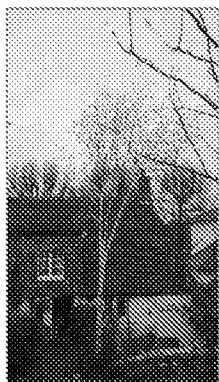


Photo - 57

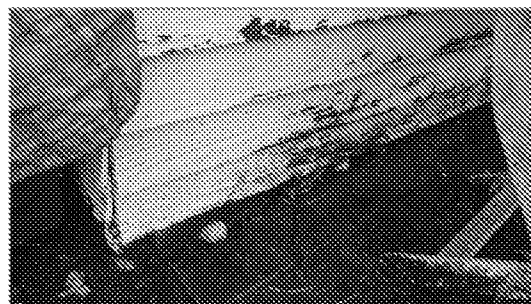


Photo - 58

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

I Issues for your legal advisers

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

I1 Regulation

The property is a listed building. You should ask your legal adviser to confirm this and explain the implications of owning a building that is of 'architectural or historic interest'. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the property and having to use traditional building materials and experienced contractors.

The property is in a conservation area. You should ask your legal adviser to confirm this and explain the implications of owning a property in this type of area. Typical issues include having to get permission from the relevant authority before you repair, alter or renovate the outside of the property and having to use traditional building materials and experienced contractors.

No formal planning search has been carried out with the local District Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

I109 In undertaking this instruction it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

I2 Guarantees

Any relevant guarantees should be transferred to the purchaser.

F5 – HETAS certificate for the log burner, or its equivalent;

G2 and G4 – Recent testing of the central heating boiler and gas installation

I3 Other matters

Prior to exchange of contracts, your Legal Adviser should make enquiries into the following:

Tenure;
Listing / Conservation area;
Drainage;
Ownership / maintenance of boundaries;
Rights of Way;
Flood risk;
Radon;

The property is located in an area where there is known to be risk of flooding and our desktop survey confirmed

Property address

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Issues for your legal advisers (continued)

the property to be within flood zone 2. It would be prudent to make further enquiries, carry out a flood risk report and secure quotations for buildings insurance to ensure that this is available at normally accepted rates.

Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations should be completed as a precaution.

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J

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

D: Local environment – shrinkable subsoil; flooding;
 E1: Chimney stacks – defective;
 E2: Roof coverings – defective;
 E3: Rainwater pipes and gutters – defective;
 E4: Walls – defective; damp;
 E5: Windows – defective;
 E6: Outside Doors - defective;
 F3: Walls and partitions - damp;
 F5: Fireplaces – smoke in roof void;
 G1: Electrics – safety test required;
 G2: Gas/Oil – safety test required;
 G4: Heating – safety test required and updating;
 G5: Hot water – safety test required and updating;
 G6: Drainage – inspection for condition and routing/combined drains;
 H2: Other – defective boundary walls;
 H3: General – trees within influencing distance.

J2 Risks to the grounds

D: Local environment – flooding; shrinkable subsoil;
 H3: General – trees.

J3 Risks to people

D: Local environment – flooding; radon gas;
 E5: Windows – possible unsafe glazing;
 F1: Roof structure – vermin;
 F5: Fireplaces, chimney breasts and flues – no current test certificate; no recent record of service;
 F9: Other – missing fire/smoke alarms; missing carbon monoxide alarms;
 G1: Electricity – requires safety check;
 G2: Gas /oil – requires safety check;
 G4: Heating – requires safety check;
 G5: Water heating – requires safety check;
 H3: General –missing handrail;

J4 Other

In view of the age of the property, it is likely that lead based paint is present internally and externally. There is, therefore, a risk of lead poisoning. Children and pregnant women are particularly at risk. Precautions should be taken to prevent inhalation of paint dust or paint fumes when the old paint is rubbed down, scraped off or burnt off. Children may also be tempted to eat loose and flaking paint, leading to poisoning through ingestion. Leaflets giving advice on avoiding the risk of poisoning from lead paint are available from paint manufacturers and good DIY stores. Information can also be obtained from the Environmental Health Officers Department of the Local Authority.
<http://www.hse.gov.uk/pubns/cis79.pdf>.

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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

We are unable to confirm the levels of insulation present within the roof void or behind dry lining.

I inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. With regard to the age of the property it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of neighbours that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.

I strongly advise prior to exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property. I recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

K2 Heating

Heating is by way of the modern condensing, combination boiler, which is likely to be a relatively efficient mode of heating.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

K3 Lighting

Significant changes and recommendations are now being made for interior lighting of properties including the use of low energy efficient light bulbs and further specialist advice should be sought in this regard.

K4 Ventilation

Consideration should be given to providing mechanical extract ventilation to the kitchen and bathroom in order to reduce the possibility of condensation forming. Any system should be humidistat controlled to give automatic operation.

Improvements are required to the ventilation of the main roof void.

K5 General

Whilst the road was audible at the time of the inspection, we are not aware of any instances of other noise unduly affecting this property. I would, however, recommend your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the

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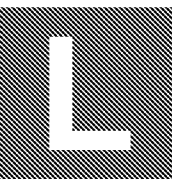
K

Energy efficiency (continued)

necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.

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Surveyor's declaration

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

Surveyor's RICS number

0841672

Qualifications

MRICS

Company

Fuller Associates

Address

39B Tarrant Street

Town

Arundel

County

West Sussex

Postcode

BN18 9DG

Website

www.fuller-associates.co.uk

Fax number

n/a

Dormouse Cottage The Square Angmering LITTLEHAMPTON BN16 4EA

Clients name

Mr N Beeby

Date this report was produced

Fri 5th Feb 2021

RICS Disclaimer

1. This 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 this 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 sign 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.

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

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What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

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

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

When to do the work

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

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

Warning

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

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

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

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

The surveyor who provides the RICS Building Survey 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;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which needs to be obtained before committing to purchase.

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 (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 of inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric without occupier/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. 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 in 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.

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

Services to the property

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

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained.

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access 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 their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. However, if the surveyor suspects a problem, he or she should recommend a further investigation.

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 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.

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

- A Introduction to the report
- B About the inspection
- C Overall assessment 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
 - What to do now
 - Description of the RICS Building Survey Service
 - Typical house diagram

Condition ratings

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

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

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

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

NI – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out.

However, there is general advice in the 'What to do now' section at the end of the report.

Description (continued)

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency rating in this report, but does not check the rating and 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 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).

This report has been prepared by a surveyor ('the individual Surveyor') merely in his or her capacity as an employee or agent of a firm or 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 these. For his or her 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 his or her 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, 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.

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

Standard terms of engagement

- 1 **The service** – the surveyor provides the standard RICS Building Survey Service ('the service') described in the 'Description of the RICS Building Survey Service', unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any

extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

- 2 **The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- 3 **Before the inspection** – 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 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** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the *Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* or the *Consumer Rights Act 2015*, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 **Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

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

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

Note: 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.

