

LEVEL 3
**Your
Survey
Report**

Salisbury House
The Steyne
Bognor Regis
PO21 1TX

Investco Properties

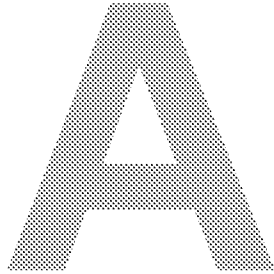
10th November 2021

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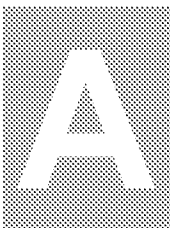
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About the inspection and report

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



About the inspection and report

As agreed, this report will contain the following:

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

About the report

We aim to give you professional advice to:

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

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

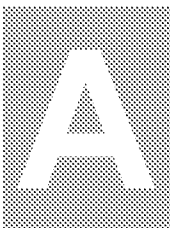
About the inspection

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



Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you (the client) confirmed your instructions to us (the firm), for a full list of exclusions.



About the inspection

Surveyor's name

Michael Buroni BSc (Hons) AssocRICS

Surveyor's RICS number

5683076

Company name

Southdown Surveyors

Date of the inspection

10 November 2021

Report Reference Number

MJB/10/11/21

Related party disclosure

I/We have no connection to the property and are therefore unaware of any conflicts of interest existing.

Full address and postcode of the property

Salisbury House
The Steyne
Bognor Regis
PO21 1TX

Weather conditions when the inspection took place

The weather was dry at the time of the inspection, with preceding weeks having been mixed.

Status of the property when the inspection took place

The building has been subdivided into several sub-units.

The majority of the units were furnished. Furniture within a property will naturally restrict some elements of our inspection.

Some units were tenanted and occupied.

B

Overall opinion

This section provides our overall opinion of the property, highlights any areas of concern and summarises the condition ratings of the different elements of the property. Individual elements of the property have been rated to indicate any defects, and have been grouped by the urgency of any required maintenance. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

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

Summary of Condition Ratings

Overall opinion of property

The property has had various uses over the years, which we understand include hotel, guest house, assisted living, sheltered housing etc.

Given these uses in the past, we recommend that you ensure that the current use class is consistent with your anticipations and that it is compatible with your intended use of the property.

The property is a Grade II listed building, and is located within a conservation area.

With this in mind, we recommend you ensure that all past works have had relevant listed building and conservation area approvals.

If this is not possible, you may wish to discuss the options for an indemnity policy with your conveyancing solicitor, which may offer some indemnity for lack of compliance in the past.

An indemnity such as this is unlikely to cover any poor workmanship, however.

Similarly, any plans you may have to alter the property will likely also require such approvals, this may include internal alterations, despite the listing detailing the outside.

The building has been owned and managed by the same family for many years, and when speaking with one of the family members, a discussion leads us to believe that a great deal of maintenance and repair was undertaken by the family members on a 'DIY' basis. As such, as and when you undertake renovations etc, you may uncover poorly executed works, which may require attention also.

You will already be aware that the property is in need of fairly significant maintenance and modernisation.

Further to the likely anticipated works, we have noted that there is significant damp to outer walls, at all levels, and some to inner walls also.

This will need further investigation and remedial works.

Within flat 9, we also noted indicators of a dry-rot infestation. Testing will be needed to confirm if this is dry rot.

The extent of the infestation could not be ascertained as it can be concealed by internal coverings etc, as such further and likely invasive inspections are needed.

There may be other outbreaks within the property, and the areas of concern include the sub-floor timbers at ground floor, where limited ventilation, damp and defective flooring were noted.

Should dry-rot be confirmed, this may impact your ability to obtain finance on the property until such a time that it is remediated.

Similarly, when selling, you will be required to state that the property has had treatment for dry-rot, which may have a perceived impact on value and also deter some potential purchasers.

The areas of flat roof are likely reaching the end of their serviceable life, and we would recommend renewal will be needed in the near future.

Render to the property is also in need of maintenance and repairs.

The occupants of flat 5 mentioned that they had council involvement regarding the condition of the property.

The concern is that once a tenant logs a complaint of disrepair, the eviction process can become complicated and protracted.

Given the overall condition of the sub-units, this may be the case for several occupants, and as such obtaining vacant possession may take longer than anticipated.

Please note that this Report is solely for your use and your professional advisers and no liability to anyone else is accepted. [Standard Terms of Engagement, Clause 6] Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.

GENERAL NOTE: Where the terminology 'left' and 'right' are used it is as if facing the main front elevation or else the subject elevation in question.

Please appreciate that the above comments are the Surveyor's conclusions, in brief, on whether or not this Property is a reasonable purchase at the agreed price and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the RICS LEVEL 3 REPORT.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follow. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation.

So that you may use this Report to best advantage in reaching your decision on whether or not to proceed with the purchase of this Property, you are most strongly advised to read and consider its contents as a whole.

If - after reading and considering all the information and advice in the Report - you decide to proceed with the purchase, then there are probably some things on which you should take action at once; please note the Condition Ratings.

However, we would strongly advise that this document is read in its entirety in order for you to comprehend the full extent of any defects, maintenance or repair that will become necessary if you purchase the property.

It is not enough to solely base your decision on the SURVEYORS OVERALL OPINION or SUMMARY OF CONDITION RATINGS alone.

As a general comment, not specific to this report; where Condition Rating 3 has been allocated, you are most strongly advised to obtain the recommended advice/competitive quotations from reputable contractors/professionals before you exchange contracts.

As soon as you receive the quotations/reports for the works and also the responses from your Legal Advisers, we will be pleased to advise whether or not these would cause us to change the advice or valuation which we give in this Report.

Only when you have all this information before you will you be fully equipped to make a reasoned and informed 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. Some items with Condition Rating 2 may also require similar consideration.

While it is not our position to encourage or dissuade the purchase of any given property, we urge you to consider that the property is in need of significant maintenance, repairs and renovations, including further investigation for damp and suspected dry-rot.

Given the overall condition and the levels of maintenance to date, we are concerned that other than the visible areas that are in need of remediation, you are very likely to encounter additional areas that require attention, which cannot be seen and as such cannot be commented upon.

The extent of the works may not be fully accessible until works are underway.

Additionally, the extent of works anticipated are likely to incur additional building control mandated upgrades to the overall energy efficiency of the building.

Due to the listed status and being located within a conservation area, the costs for works are likely to be higher than a property that does not have such restrictions.

Similarly, due to these designations, you may require undertaking formal planning applications, involving the instruction of an architect or designer, which will further increase overall costs.

We urge you to take all of these points into consideration, and recommend that you budget for a “worst-case-scenario” on the renovation works, while also ensuring you budget for any loss of revenue and repayment obligations while the property is vacant due to such works.

Should you undertake a significant amount of works, we would recommend you instruct an agent who would be able to offer you a PCC (Professional Consultants Certificate) that would offer some protection regarding defective workmanship or specification.

You should also ensure that you have suitable insurance coverage for the building while works are underway as often, buildings insurance will not cover significant alterations and renovations.

Should any structural works or alterations be needed, you may also need to consider engaging with a surveyor to ensure that all Party Wall ETC Act requirements are fully considered.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

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Elements that require urgent attention

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

Element no.	Element name	Comments (if applicable)
D2	Roof coverings	
D3	Rainwater pipes and gutters	
D4	Main walls	
D5	Windows	
D6	Outside doors	
E2	Ceilings	
E3	Walls and partitions	
E4	Floors	
E6	Built in fittings (Including kitchen)	
E7	Woodwork	
E8	Bathroom	
E9	Other	
F1	Electricity	
F2	Gas/oil	
F4	Heating	
F5	Water heating	

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Elements that require attention but are not serious or urgent

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

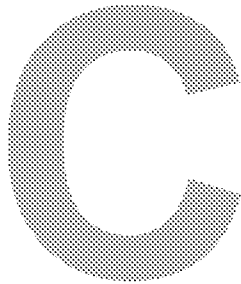
Element no.	Element name	Comments (if applicable)
D1	Chimney stacks	
D8	Other Joinery and finishes	
E5	Firplaces, chimney breasts and flues	
G3	Other	

1

Elements with no current issues

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

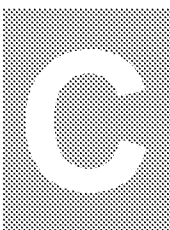
Element no.	Element name	Comments (if applicable)
N/A	There are no elements with the condition rating.	



About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities



About the property

Type of property

The property is a mid-terraced building arranged over three floors.

The front of the property faces approximately east.

Please note that the property is a Grade II listed building and located within a conservation area.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I suspect the property was built in or around the 1800's.

Approximate year the property was extended

The property has been altered and adjusted over the years and we are unable to confirm if any areas have been extended.

Approximate year the property was converted

While we suspect the property would have originally been two separate dwellings, it has been altered over the years.

We understand that the property has had many uses, including a hotel, guest house, assisted living, sheltered housing etc.

Given these uses in the past, we recommend that you ensure that the current use class is consistent with your anticipations and that it is compatible with your intended use of the property.

Information relevant to flats and maisonettes

The property has been subdivided into separate self-contained units; however, it is unclear if there are any traditional leases associated with these units, or if the separation has been undertaken without any legal separation of the building and title.

We recommend you make enquiries to establish if this is the case, ensuring that you are fully aware of the details of any leases.

Construction

The property is constructed using traditional materials and techniques.

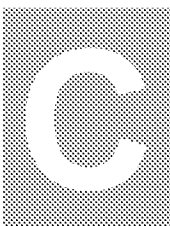
There are several different roofs, the majority are of flat construction with others being pitched and dressed in slates and/or mineral slates.

The outside walls are suspected to be of 'solid' (no cavity) construction.

Externally the elevations are finished in render.

The ground floor is built of solid.

The upper floors are built of suspended timber joists.



Energy efficiency

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

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

Energy efficiency rating

We have been able to identify eight EPC's for some of the sub-units in the building, but not for the building as a whole.

These EPC's are residential/domestic EPC's, and it may be that a commercial EPC would be better suited for the building as a whole.

Given the extent of anticipated works to the building and sub-units, these EPC's are likely to be redundant at the completion of the works.

Issues relating to the energy efficiency rating

The EPC's range from ratings of C-F.

At present, properties that fall below a rating of E cannot be let out.

The government have further proposed that all rental properties will need an EPC rating of 'C' or above by 2025.

With this in mind, it may be that significant alterations will be needed to improve the overall efficiency of the building to ensure its ongoing financial viability.

Main services

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

☒ Gas	☒ Electric	☒ Water	☒ Drainage
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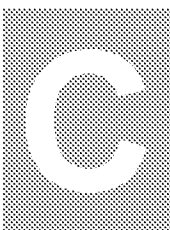
Central Heating

A marked box shows that the relevant heating provisions seen within the building.

☒ Gas	☒ Electric	☐ Solid fuel	☐ Oil	☐ None
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Other services or energy sources (including feed-in tariffs)

I was neither made aware of nor discovered any other services or energy sources.



Location and facilities

Grounds

There is a single garage located to the rear of the property.

There are no outbuildings associated with the subject property.

Locations

The property is located in a residential area of varied age and style properties.

Bognor-Regis town-centre is approximately ten minutes' drive in the car, where you will find main shops, facilities and railway station.

The property appears to front an adopted highway.

We have not made enquiries, but we know of no Planning, Highway or other proposals likely to be of detriment to the property.

We are not aware of any rights of way, easements, servitude or wayleaves associated with this property although checks should be made to confirm this prior to exchange of contracts.

Facilities

The local facilities include shops and other retail outlets in Bognor-Regis town centre and along the seafront.

Local environment

We are not aware of the property being located in a floodplain or adjacent to a watercourse, however, your conveyancer should confirm this with the Environment Agency.

Due to the property being located in relatively close proximity to the sea, however, it is possible that the Environment Agency will class it as being on a flood plain by default.

This may have an effect on your insurance premiums.

The property is sited in an area known to likely comprise clay sub-soils, as is the case for most of the South-east region.

This has the ability to affect the stability of foundations allowing movement to occur to properties.

Parts of Bognor-Regis and surrounding areas are known to be areas of naturally occurring radon gas.

While radon levels in this area are understood to be relatively low and as such acceptable, some reports state that exposure to high concentrations of radon gas may have adverse health implications.

With this in mind, we would recommend that internal testing of the property is undertaken. This may require a testing period up to 90 days, after which the concentration of the gas inside the property will be determined.

Should there be high concentrations of the gas internally, we would recommend measures are undertaken to reduce the concentration inside the property.

Your legal provider should issue you with an environmental report which will include the anticipated external concentration of the gas.

The property is understood to be in a Conservation Area and planning restrictions may therefore apply. Your conveyancer should make enquiries to confirm this.

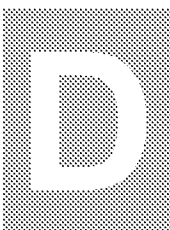
The property is a Grade II listed building and as such planning restrictions are likely to therefore apply. Your conveyancer should make enquiries to confirm this.

Your Conveyancer should confirm whether there are any restrictive covenants in the area which may prevent or restrict your use of the property or intended future plans for it.

Similarly, it should be ascertained whether the Permitted Development Rights remain in place for the area.

D

Outside the property



Outside the property

Limitations on the inspection

In line with current government recommendations, we have worn protective face masks during this survey. With this in mind, we have been unable to rely on our olfactory senses.

Due to this, we are unable to comment on any smells, which, under normal circumstances, may have been noted and commented upon.

Due to a confirmed case of COVID-19 in Unit 1 (Ground floor, south side of the property), we have had no access to this unit or associated courtyard.

Similarly, we have had very limited access to the office space to the rear and no access to the garage at the rear.

Our view of external parts; the roof, upper parts of the elevations, flashings and rainwater goods, were only inspected from ground level (unless otherwise advised) and therefore our view and subsequent comments will be limited.

The majority of the roof and other elements at height were not visible during our inspection; however, we have had access to photographs from the drone survey, and as such our comments have been made based on these photographs.

With this in mind, we are limited to what can be seen in these photographs.

At the rear of the property, between the rear wall of the building and boundary wall waste items have been placed and stored, which limited our ability to inspect this area.

Similarly, in the courtyard area, stored items have limited our inspection to the base of some walls.

Our inspection was restricted to the immediate environs of the subject property; no other access was obtained to other properties.

D1 Chimney Stacks

There are seven chimney stacks associated with the property.

These are predominantly rendered, with the majority of them having been dressed with felt.

While the presence of felt prevents an inspection of the render, the need for the felt would indicate that there is likely some degree of failure to the render to these chimneys, which may be allowing water ingress into the property.

Where felt is not present, some cracking can be seen to the render, which supports the suspicion that the felt may be covering defects to the render.

The felt also blocks the visibility of any flashing detail at the junction of the roof and stacks.

From what could be seen on the drone photographs, the flashing's (sand cement around the upstand of the flue liner/chimney pots) were generally serviceable, however these can deteriorate rapidly, with cracks and loose sections.

A number of chimney pots are present to these stacks.



Several appear open with no protective cowls present to the chimney pots. It is recommended that these are fitted to prevent dampness due to rain penetration and yet to allow ventilation of the flues.

Some are capped and ventilated, which will aid in the reduction of internal dampness to these chimneys.

There are several pots which have been filled and sealed with a cement mix. While this may prevent rainwater entering the stack, it does not allow for the natural ventilation of the chimneys.

Naturally, blocking the pots in this way would also mean that any fireplaces attached that are used will not be ventilated.

Having regard to the age of the property, a horizontal damp proof course is unlikely to be present within the chimney stacks.

It is therefore important to maintain the chimney stacks in good order to limit the extent of descending dampness which will occur.

Some of the chimney stacks are located between the subject property and adjoining properties.

The owner of the neighbouring property may have a number of legal rights over this shared chimney. You should check with your legal adviser before you do any work.

Given the overall appearance of the stacks, and the works anticipated with the roof coverings, we would recommend that you budget for repairs and maintenance to these stacks.

D2 Roof coverings

The roof to the main section of the building and two of the rear projections (southern and middle projections) are flat roofs, and are dressed in felt.

The roofs to the northern projection and the rear section are pitched and dressed in slates.

While an up-close inspection was not possible to these areas, the images supplied by the drone survey do allow us to comment on the general appearance of the areas.

From remnants of the roofing felt seen in the photographs, we suspect that this is a "torch-on" felt, which has a life expectancy of 15-20 years.

From historic satellite images, the roof was covered with this felt between 2007 and 2012, which would indicate that this roof covering is in the region of 13 years old, and as such may be reaching the end of its serviceable life.

Some lifting was noted to the edges of felt in several locations, and some general rucking was noted to the felt also.

There have seemingly been subsequent patch repairs to the felt also.

The pitched, slate dressed areas appeared to be in a serviceable condition, though a number of the slates were seen to be broken, slipped and/or missing.

There are one angled ridge and hip tiles which are bedded in cement mortar. The mortar bedding is satisfactory but there is some cracking present.

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You should be aware that ongoing maintenance will be required until such time as the roof slates require complete overhaul or re-covering.

There is a lead valley at the junction of the northern projection and the rear section of pitched roofs.

This is lined with lead.

Inspection was limited, but the lead appears to be well weathered and some replacement in the near future should be anticipated.

An additional valley is formed where the rear section of pitched roof adjoins the southern projection. This junction was filled with debris and plant growth, and as such could not be fully inspected.

There is some moss and lichen growth on the roof tiles. Although not a significant problem, if it becomes dislodged it can roll into gutters and block downpipes.

The flashing details at the junctions of the roofs to the rear elevation of the property are in poor order and should be renewed in the near future.

Internally, staining and damp was noted to several areas of ceilings, which indicates some degree of failure to the roof coverings and related elements.

The overall condition of the flat roofs is considered to be poor, and we would recommend recovering of all these areas, with further attention to the chimney stacks, party firewalls, flashing details and other elements associated with these roofs.

Please note that building control may require you to consider improvements to the thermal performance of the roof as and when renewal is undertaken, however, this will need to be in keeping with all the listed building and conservation area requirements.

Changes to the roof coverings may require listed building and conservation area approval.

Given the change to the flat roof coverings that are noted from historic satellite images, you may wish to enquire that such approvals were sought for these works.

D3 Rainwater pipes and gutters

As it was not raining at the time of the inspection, we are unable to comment on whether any over-spilling occurs to the gutters, whether leaking occurs at joints or the presence of any other similar defect.

The plastic rainwater goods are dated and failure at joints is to be expected. You should allow for replacing all gutters in the near future.

Blockages and plant growth were noted multiple areas of the gutters and areas of disconnected downpipes and open joints were also seen.

The overall condition is considered to be poor, and we would recommend budgeting for renewal throughout.

Given the listed status and the location within the conservation area, you may require some approvals for replacement works, and there have been occasions in the past where reinstating a prominent historic element, such as cast-iron rainwater goods to the front elevation, can be used in negotiations when seeking to alter a less prominent item.



D4 Main Walls



Evidence within the roof space would indicate that some of the sidewalls are constructed of 'bungaroosh'.

Bungaroosh is common throughout buildings of this age on the South coast, and they were typically constructed using a slurry mixture of lime mixed with stones, shingle, bricks and other types of aggregate.

This was then poured into formwork and allowed to set.

Often, front elevations were made of more traditional and decorative brickwork, while side and rear walls were built of bungaroosh, typically covered in stucco/render.

Given this practice, we cannot rule out that the areas which are dressed in stucco/render are of bungaroosh construction.

The surface of the render presents with multiple areas of cracking. These should be repaired in order to prevent water penetration via capillary action.

Given the extent of the cracking, there are likely to be defective areas of render, and we would recommend that you obtain quotations for the replacement of defective rendering.

Where current and redundant installations pass through the wall, some have gaps around them, which may allow water ingress into the fabric of the building.

No damp proof course (dpc) was visible. It is possible that one is present yet hidden by external rendering and internal plastering.

Further investigation is recommended to establish whether a damp-proof course is present. If not, you should budget for the installation of a specialist remedial dpc by a BWPDA member contractor able to offer an insurance underwritten guarantee.

Excavations were not made to discover the type or condition of the foundations, but a careful examination was made around the base of the walls externally where possible and we did not find evidence to suggest that the building has suffered any significant structural movement due to foundation failure or similar defect.

Your conveyancer should make enquiries to establish whether the property has ever suffered subsidence or been underpinned and if so, whether a guarantee exists for such works.

You should also seek to ascertain whether any insurance claim has been made for subsidence issues or any other issue for that matter.

If there has been a claim, this may have serious insurance implications you should ensure that Continuity of Cover is achieved.

Damp meter readings were taken at random around the property. The damp meter readings to the external walls at all levels, and some internal walls at ground floor level, were higher than desirable indicating that the property is vulnerable to the effects of damp associated problems.

We cannot guarantee that further dampness will not become apparent during wet weather; the days preceding our inspection have been relatively dry.

We were, unfortunately, unable to inspect the floors and walls in rooms where they were hidden by the fitted fixtures (including kitchen units and sanitary fittings) and the large items of the vendor's furniture.

Where present, dry-lining will typically prevent the recording of moisture levels within the walls, and we cannot rule out the possibility that additional areas of damp are present behind such dry-lining.

Having regard to the age of the property, we cannot rule out that some dry lining is of lath and plaster construction.

Our experience has shown that dampness and decay is frequently present behind dry lining and yet shows no discernible evidence.

The solid walls are below the standard of thermal insulation of modern cavity walls and heat loss can be quite great.

At roof level, to the main roof, there are party-firewalls present which project up beyond the roof line.

These are located to the north and south boundary, with an additional wall in line with the chimney stacks to, off centre to the property.

While these firewalls would also be rendered, they have been largely overcoated and partially covered with felt.

These coverings and felt restrict our inspection, but also indicate that there may be some defects, which are allowing water ingress into the fabric of the building.

No damp proof course was visible to these party firewalls. Having regard to the age of the property one is likely to be present.

Some descending dampness will therefore always be experienced, and it will be necessary to maintain in good order to limit this.

Due to the high damp readings to external walls at each level, there is likely to be the need for considerable repairs, to reduce the amount of water ingress into the fabric of the building.

Similarly, internal finishes will likely also require remedial works as a result, and often it is more efficient to remove internal plastering etc, to allow the walls to dry out before reinstating.

Similarly, building control may require the upgrading of the thermal efficiency of the external walls as and when such works are undertaken.

Given the listed status of the property and being located in a conservation area, this may have to be undertaken internally, which may reduce internal room dimensions.

Prior to any significant works, you may require making a listed building application and also apply for conservation area approval for works.

D5 Windows

Windows throughout the building vary in age, style and material make up.

There is a mix of timber, uPVC and metal framed units, with a mix of single and double glazing.

Given the listed status and conservation area, you should ensure that any windows that have been replaced, have had suitable authorisation.

Should suitable authorisation not have been granted for these replacements and/or upgrading to double glazing, there may be a requirement to reinstate the original.



This can be costly.

Generally, the windows throughout are in poor order, with many being stiff to operate.

Many areas of the timber framed units are in poor order and will need repairs and redecoration.

While you would need to confirm with conservation area approval and listed building consent, it may be that windows that are not visible from the front of the property will be permitted to be upgraded to a more modern alternative.

We would recommend investigating this option as it may be more cost effective and energy efficient.

Pre-sealed double-glazed units such as those fitted are prone to 'misting' between the inner and outer glass.

Condensation between the sheets of glass to the double-glazed units may occur as a result of the breakdown of the seal between the sheets of glass.

To overcome the problem replacement of the double-glazed units would be required as appropriate.

It has been noted that some of the glazing in critical locations is below 800mm in height and should, therefore, be safety glass.

Several glazed panels are broken.

D6 Outside doors (including patio doors)

The two front doors, and rear/side doors from flats 2 and 3 are of timber type units, set within timber frames.

While service, they are of an overall condition where repairs and redecoration are needed to ensure their ongoing performance.

We recommend that this is undertaken as soon as possible.

At the rear of the property, there is a uPVC door to access the office space. This was in serviceable order; however, checks will be needed to ensure that suitable authorisations were granted in association with the conservation area and listed status.

There are doors to access the balcony to the front of the property. These are timber framed units, and as with the other window assemblies, are in need of maintenance and repairs.

Due to the balcony passing across the front of the property, there may be a security risk between separate units within the property.

Please note we have not checked all locks/keys etc. and on purchase, we strongly recommend that you review security including having locks changed as the copies of keys could have fallen into the hands of strangers during the selling process.

Some external doors require a key to unlock and open the door. This may cause a delay in an emergency escape situation. You should assess if you would prefer to have a thumb-turn mechanism to the inside of external doors.

3

D7 Conservatory and porches

There are no conservatories or porches associated with the subject building.

D8 Other joinery and finishes

External joinery items such as soffits and fascias are fairly limited around the property.

Where in place, there is a mixture of timber based and uPVC products.

The timber elements are likely reaching an overall condition where some renewal should be anticipated.

Sometimes uPVC fascias and soffits are clad onto the existing timbers. In these circumstances, when the uPVC products are removed, the original material beneath is often rotten.

We cannot guarantee whether this is the case in this instance; this is a general informative comment and is not specifically about this property.

At the front of the property, there is a section of balcony to first floor.

This is seemingly of metal construction, with timber decking and fascia boards. A metal gallows system is in place to retain the assembly.

The railings to the balcony area are mismatched, with areas of damage and corrosion.

These will need repairs and maintenance, with some areas that may require renewal, which can be costly.

The deck of the balcony is of timber decking boards, which were well weathered and will also require some maintenance.

The balcony passes across the whole front of the property, which may constitute a security risk between the separate units.

As with other elements of the building, alterations to external joinery items will need listed building and conservation area approvals.

D9 Other

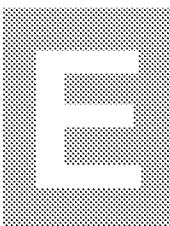
The building has been owned and managed by the same family for many years, and when speaking with one of the family members, a discussion leads us to believe that a great deal of maintenance and repair was undertaken by the family members on a 'DIY' basis.

Similarly, 'DIY' level works may not comply with regulatory guidance such as gas and electrical safety and building regulations.

As such, as and when you undertake renovations etc, you may uncover poorly executed works, which may require attention also.

E

Inside the property



Inside the property

Limitations on the inspection

In line with current government recommendations, we have worn protective face masks during this survey. With this in mind, we have been unable to rely on our olfactory senses.

Due to this, we are unable to comment on any smells, which, under normal circumstances, may have been noted and commented upon.

Due to a confirmed case of COVID-19 in Unit 1 (Ground floor, south side of the property), we have had no access to this unit or associated courtyard.

Similarly, we have had very limited access to the office space to the rear and no access to the garage at the rear.

No access to the roof space over the norther rear projection (above flat 5) was possible as there is no hatch.

Several rooms had stored items which limited our inspection into rooms.

Any built-in timbers were not seen and there were other unexposed portions of the structure; some parts of the structure are covered, unexposed and inaccessible.

Furthermore, the floors were covered by fitted floor coverings and therefore access could not be gained to inspect the floor surface.

We were also unable to inspect the junction between floors and the base of walls, where there were fitted fixtures (kitchen/bathroom) and other large items.

E1 Roof structure

Due to the nature of flat roofs, these cannot be inspected, therefore we are unable to comment on the condition of roof timbers or their design.

For your information, ventilation of flat roofs is essential for some methods of construction.

The method of construction cannot be ascertained without opening up the structure. All flat roofs of "cold roof" design are required to be ventilated. (Flat roofs of a "warm" design do not require ventilation).

The roof space over the projection to the north side of the property (Over flat 5), had no access available, and as such we are unable to comment on its construction, condition, levels of insulation or ventilation.

The roof space over the rearmost pitched roof had two hatches, however, due to the lack of over boarding, only a head-and-shoulders inspection from the top of our ladder was possible.

This are of the roof is of traditional construction with rafters rising up from front and rear to a central ridge.

The rafters are provided with intermediate support by "purlins", timber beams that span from side to side.

NI

No significant defect was noted to this area of roof structure, however, as mentioned, access was limited.

The roof is under felted with reinforced roofing felt.

There are some poorly dressed areas with an increased risk of slates blowing off and also an increased risk of water penetration.

The felt should be repaired.

The felt prevented an inspection of the slates and the supporting battens and nails and so no comment can be made on their condition.

We would recommend that you obtain quotations from competent roofing contractors for repairs to the reinforced roofing felt.

The roof is insulated with glass fibre quilting to an overall thickness of about 150mm; overlaying to increase the overall thickness to 250mm could prove cost-effective.

Increased insulation can result in condensation within the roof space requiring substantial upgrading to roof space ventilation.

Given that the majority of the roof structure could not be seen, we have issued an overall condition rating of 'NI' (Not Inspected).

E2 Ceilings

Ceilings throughout the building vary in age, style and material make up.

We suspect that there are areas of modern plasterboard, while some areas of older style lath and plaster are likely to remain.

Additionally, there are various finishes to the ceilings throughout, with decorative artex, polystyrene tiles, decorative wallpaper, timber cladding and uPVC cladding.

Decorative coverings limit our ability to inspect and comment on the ceiling above. Removing such during redecoration may damage the plaster and you should plan for additional repairs.

This can be costly.

There are areas of unfinished plaster to some areas also.

There were multiple areas of damaged, stained and damp ceilings, which indicate some failure to roof coverings.

Expanded polystyrene tiles to ceilings is undesirable as it represents a fire risk and should thus be removed: when it is removed it may be found that some repair work is needed to the currently concealed ceiling.

Artex or similar textured coatings are present in some of the ceilings.

The older materials contained asbestos; in good condition, asbestos is of limited threat and is only more likely to be hazardous to health when damaged or disturbed.

It should therefore only be removed by specialist contractors and this work can be costly. Alternatively 'over boarding' could be considered, thus encapsulating the material, significantly reducing any risk it may have posed.



Some of the artexed ceilings present are currently in poor condition, as such we strongly recommend testing and if confirmed to be asbestos based, obtain quotes for the removal and remediation of the damaged areas.

Given the damage seen to ceilings and overall décor throughout, we would recommend you budget for fairly large-scale renovation and redecoration of the ceilings throughout.

E3 Walls and partitions

The internal partitions are a combination of both load bearing blockwork and timber studwork construction and thus opening up of the accommodation or forming new openings should only be undertaken with expert advice.

Walls internally are generally plastered and decorated, though some walls are unfinished having had plaster applied recently.

While there is some general hairline cracking, we did not find evidence of severe structural cracking or other significant defect.

As mentioned in Section D4: Main Walls, damp was noted to the inside of external walls to all levels, and also to the base of some walls at ground floor level.

Given these high damp readings, we would anticipate the need to effect repairs and redecorate throughout, however, once the cause of water ingress is resolved, the internal plaster may take a considerable amount of time to dry out ready for remedial works and redecoration.

Given the overall décor and degree of dampness, it may expedite the process and perhaps be more economical, to remove plaster from effected walls, allow the wall behind to dry and then replace plaster etc.

While some areas are reasonably decorated, the general feeling throughout the building is that the décor is poor and in need of renovation throughout.

E4 Floors

Some of the ground floor of the property is of solid construction. These areas presented with no significant gaps were noted to the perimeter of the solid floors and the floors are generally free from significant sloping.

Having regard to the age of the property the solid floors are unlikely to have an effective damp-proof membrane (dpm) present.

The floor coverings prevented the recording of moisture levels and are probably holding moisture back.

The various fitted floor coverings prevented us from being able to inspect or test the floor for evidence of such patches.

You should budget for a surface applied dpm at any such time as the floor coverings are changed.

The majority of the ground floor, and all of the upper levels, of the property is of suspended timber construction.

While the majority of the areas accessed at ground level were relatively level and free from significant sloping or dishing, a section to flat 2 had notable dishing to the floors in the hallway, between the bedroom and shower room, with additional dishing to the bedroom floors.

The extent of the damage could not be ascertained due to fitted floor coverings, however, we suspect that there has been some failure to the sub-floor joists.

While generally floors to upper levels were relatively level, some minor bounce and squeak was noted to some areas.

The floorboards in flat 9 had been partially removed, as had some of the floor joists, along with other areas of timber from within the unit.

Amongst these timbers, there was evidence of cuboidal cracking and hyphae growth, which is consistent with dry-rot (*Serpula lacrymans*).

We strongly recommend that these areas are tested to confirm if this is an outbreak of dry-rot.

The treatment for dry rot can be incredibly disruptive, destructive and costly, which typically involves the removal and destruction of all effective timber and a minimum of all healthy timbers within 1 meter (Best practice is 3 meter) of any contaminated timber.

The remaining areas are then treated with an appropriate anti-fungicide before remedial works are undertaken.

Even upon completion of treatment and reinstatement, there may be a residual impact on the perceived value of the property, and an increased risk of deterred purchasers.

Given the extent of damp seen throughout the property, we are concerned that there may be additional outbreaks within the property, that may be going unseen, and as such you may wish to instruct further invasive inspections and/or budget for a "worst-case scenario", which may involve the removal and remediation of all internal finishes, built in units, floor boards and joists, roof joists and other associated timbers etc.

The lack of sub-floor ventilation to the ground floor, dishing and failure of areas of the ground floor and the high damp readings are of particular concern.

We strongly recommend that you instruct a damp and timber specialist to test the areas noted, and if confirmed as dry-rot, enquire as to a likely treatment action, including costings for treatment and remediation.

Where present, the floors were covered by fitted floor coverings and therefore access could not be gained to inspect the floor surface, under floors, joists, etc; thus, the condition of the unexposed timbers cannot be commented upon.

From the access we were able to obtain, we did not see significant evidence of woodboring beetle infestation or fungal attack (i.e. woodworm or rot) and would therefore not consider the floors to be unduly at risk to such defects.

The outer walls lack adequate provision for underfloor ventilation and in conjunction with the implementation of the timber and damp control specialists report, we recommend that airbricks are installed as necessary to provide adequate air movement to the underfloor area.

E5 Fireplaces, chimney breasts and flues

Chimney breasts are located as anticipated in the property, with them being seen at ground, first and second floors, in the rooms beneath the stacks to the roof.

It is not possible to indicate the condition of flues or presence of flue liners.

No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation.



Where fireplaces have been removed and/or blocked, many lack adequate ventilation.

Ventilation is required to prevent the accumulation of dampness in redundant flues, and you should install suitable vents.

Some of the chimney breasts presented with damp meter readings, which may indicate that water ingress is occurring, either through open pots, or via defective weathering details at roof level.

We are able to confirm that the chimney breasts have not been removed. However, we cannot say whether this is the case for the adjoining properties.

It should be ensured that all flues whether in use or not are kept in a sound condition and are regularly checked and serviced.

Flues which are in use would benefit from a regular smoke test.

We cannot comment on the condition of the linked chimney breasts in the adjoining property. If these have been removed with insufficient support, they may jeopardise the structural integrity of the chimneys in the subject property.

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

Generally, the built-in units within the property are dated and in need of repair and maintenance, however, given the extent of anticipated works in the property, it may be more economical to remove these and replace those that are needed.

As you may anticipate, there are a number of kitchens in the building. The majority of these are dated and in poor order, and we would anticipate your preference to remove and renew these installations.

As mentioned, in flat 9, indicators of an outbreak of dry-rot were noted. Should it be confirmed, and if the outbreak is in close proximity, it may be that built in units will need to be removed as part of the treatment process.

3

E7 Woodwork (for example, staircase joinery)

As mentioned, in flat 9, indicators of an outbreak of dry-rot were noted. Should it be confirmed, and if the outbreak is in close proximity, it may be that areas of internal woodwork will need to be removed as part of the treatment process.

To be safe, staircases should not be too steep, and the individual steps should be large enough for most people to fit their feet on.

The stairs in this property fall below the current standards and are a safety hazard. It is not possible to make the staircase safer without altering the surrounding walls and floors.

You can reduce the risk by fitting handrails to both sides of the staircase, but you must accept that older staircases like this will never be as safe as modern ones.

As with other areas of the property, the internal joinery is of an age, condition and overall décor where some repairs and redecoration should be anticipated, however, given the anticipated extent of works within the property, it may be more economical to budget for the removal and replacement of such items

Some internal doors are missing, these may reduce the fire compartmentalisation of the property, and you may wish to have this assessed, and door replaced where suitable.

3

Some of the windows have low-level cills.

Checks should, therefore, be made to establish whether these contain toughened glass and if not, they should be replaced.

E8 Bathroom fittings

As you may anticipate, there are a number of bathrooms and shower rooms in the building. The majority of these are dated and in poor order, and we would anticipate your preference to remove and renew these installations.

Some of these rooms appear to be in the process of some renewal, and you should enquire if these works are to be completed prior to purchase.

The occupant in flat 9 indicated that they were personally in the process of renewing he bathroom. We recommend you make enquires as to what, if any, arrangements have been made with these occupants, to ensure that the bathrooms are left as you may anticipate.

The sealants around the edges of baths, showers and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop.

The boxing and panelling around baths and other appliances can keep these problems hidden.

Where present, checks should be made to establish if the glass to shower screens/enclosures is safety glass. If it is not, it could present a safety hazard to anyone that falls against it.

3

E9 Other

We were neither made aware of, nor discovered and basements, cellars or vaults associated with the subject property.

Although there is generally adequate window ventilation, in order to keep humidity low within the building, improved mechanical ventilation is recommended.

For example, an extracting cooker hood in the Kitchen or an extractor fan in the Bathroom which should be linked to the light switch with a delay timer.

We would strongly recommend the installation/upgrade of mechanical extractors for bathrooms and kitchens, to aid in the prevention of condensation formation by removing both moisture (and odours) from the air.

Given the anticipated works throughout the building, we would recommend the installation of a modern and interlinked fire detection system throughout the building.

The building has been owned and managed by the same family for many years, and when speaking with one of the family members, a discussion leads us to believe that a great deal of maintenance and repair was undertaken by the family members on a 'DIY' basis.

Similarly, 'DIY' level works may not comply with regulatory guidance such as gas and electrical safety and building regulations.

As such, as and when you undertake renovations etc, you may uncover poorly executed works, which may require attention also.

3

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safety, and meet modern standards.

Services

Limitations on the inspection

The efficiency, compliance with regulations and adequacy of the design of services can only be assessed by tests conducted by suitably qualified specialists.

Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence.

Where possible, drainage inspection-chambers are examined (except in the case of flats), but drains are not tested during the Inspection.

F1 Electricity

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

The various units in the building appear to have their own supplies and as such we would anticipate them to have their own meters, however, this should be confirmed by the vendor, and we would recommend you request corresponding meter numbers to each unit within the building.



The installation was not tested and in the absence of an NIC/EIC electrical test certificate, we advise that you have the installation tested by an NIC/EIC member electrician.

You should spend a little time familiarising yourselves with the number/position of electrical sockets in the various rooms, to ensure that they suitable for your needs.

If not, you may wish to obtain a quotation for upgrading the installation to suit your requirements.

The number of electrical sockets throughout the property is considered low by modern standards.

We would always recommend having the electrical system checked by a qualified electrician, particularly when a valid test certificate is not present, but in addition, you should obtain a quotation to upgrade or renew the system to suit your personal requirements and to of course satisfy current standards.

F2 Gas/oil

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

While gas was connected to the building, not eave sub-unit have a supply, as such, you may prefer to have gas supplies added where they are not currently installed.



The extent of the gas supplies to each unit should be confirmed by the vendor, and we would recommend you request corresponding meter numbers to each unit within the building.

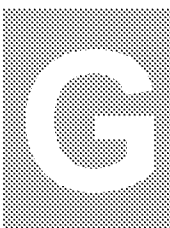
In the interests of prudence, we would recommend having the property checked by British Gas or a GAS SAFE engineer prior to commitment. This is to ensure that the appliances are working properly and that the boiler, flues, ventilation and any gas appliances are suitable and safe.

F3 Water Mains water is connected to the building. The mains stop tap and individual stop taps for each sub-unit were not located We would therefore strongly recommend that the location of this is ascertained prior to purchase, as if a burst pipe or such similar issue was to occur, this would need to be turned off immediately. We would recommend that further investigations are undertaken to ascertain the presence of lead pipework and if found it should be removed and replaced.	NI
F4 Heating The provision for heating in the various units is mixed, though the majority do have gas combination boilers. Flat 4 only had electrical heaters and others were noted in the building also, The boiler for flat 5 was not fitted at the time of our inspection and the occupants advised that this has been the case for some time. The boilers and heating systems are of an overall age where repair/replacement should be anticipated. We recommend that a copy of the servicing certificate is obtained prior to purchase. In the absence of such certification confirming recent servicing and satisfactory testing, we recommend the vendor should have all of the heating systems tested for your reassurance prior to purchase Given the extent of anticipated works throughout the building, it may be that you intend on renewal of many of these installations and perhaps relocation. Any relocation of external flues etc may require conservation area approval and listed building consent. We recommend having the plumbing/heating installations inspected by an appropriately qualified engineer with a view to obtaining a quotation to modify and upgrade the system to suit your requirements, but at the very least to check/service appliances, particularly in the absence of servicing paperwork.	3
F5 Water Heating As already mentioned, the majority of the sub-units have gas combination boilers, which would supply rapid response hot water circulation. Other units have electrically heated immersion tanks which provide hot water. As also already mentioned, we would advise that the installation is checked by a suitably qualified plumber to ensure safe working order. Please see our comments in Section F4 Heating, regarding the boiler/heating system and in Section F3 Water regarding cold water provision.	3

F6 Drainage	
The property is suspected to be connected to mains drains. No inspection chambers were identified at the time of inspection, and we would recommend that a camera survey or water test report on the drains and any defective or leaking sections should be repaired. Part of the drainage system (before connection to the main sewer) may be shared and thus there may be a repairing liability. It may be prudent for your conveyancer to check your obligations in respect of this.	NI
F7 Common services	
N/A	
F8 Other services/features	
N/A	



Grounds
(Including shared areas for flats)



Grounds (including shared areas for flats)

Limitations on the inspection

We inspected all areas of the grounds, as far as accessible and visible.

Due to a confirmed case of COVID-19 in Unit 1 (Ground floor, south side of the property), we have had no access to this unit or associated courtyard.

We could not inspect the garage because the up-and-over door was blocked by stored items within.

G1 Garage

An integral garage is located to the rear of the building.

This could not be inspected due to the up-and-over garage door becoming lodged on stored items within, and the inside of the garage being full of stored items.

We would advise that you check to ensure that your vehicle will fit inside the subject garage while allowing you easy access to and from it.

NI

G2 Permanent outbuildings and other structures

N/A

G3 Other

Due to a confirmed case of COVID-19 in Unit 1 (Ground floor, south side of the property), we have had no access to this unit or associated courtyard.

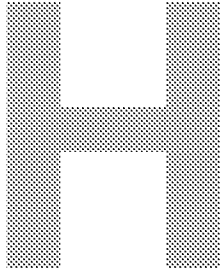
There are limited external areas associated with the building.

The courtyard to the rear has multiple stored items within and various debris and detritus.

At the rear of the property, there is a section between the rear wall and boundary wall. This was filled with stored items and debris, and could not be inspected.

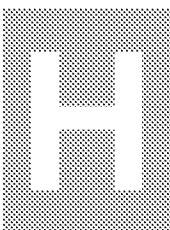
There was some evidence of general undulation to the paths which could cause a trip hazard; care should, therefore, be taken until such time as these are repaired.

2



Issues for your legal advisers

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



Issues for your legal adviser

H1 Regulation

We would suggest 'Regulation' factors for your Conveyancer's attention to be as follows, although the report should be read in its entirety for a full understanding.

The property is Grade II listed and planning restrictions therefore will likely apply. Your conveyancer should make enquiries to confirm this.

The property is suspected to be in a Conservation Area and planning restrictions may therefore apply. Your conveyancer should make enquiries to confirm this.

Checks should be made to ensure that all works to date also had suitable authorisations as above.

If this is not possible, you may wish to discuss the options for an indemnity policy with your conveyancing solicitor, which may offer some indemnity for lack of compliance in the past.

An indemnity such as this is unlikely to cover any poor workmanship, however.

The building has had many uses, and we understand that this may include a hotel, guest house, assisted living, sheltered housing etc.

Given these uses in the past, we recommend that you ensure that the current use class is consistent with your anticipations and that it is compatible with your intended use of the property.

Your Conveyancer should confirm whether there are any restrictive covenants in the area which may prevent or restrict your use of the property or intended future plans for it. Similarly, it should be ascertained whether the Permitted Development Rights remain in place for the area.

We are not aware of any rights of way, easements, servitude or wayleaves associated with this property although checks should be made to confirm this.

The property appears to front an adopted highway. It would be prudent to also ensure that the services in the road are also adopted.

We have not made enquiries, but we know of no Planning, Highway or other proposals likely to be of detriment to the property.

Part of the drainage system (before connection to the main sewer) may be shared and thus there may be a repairing liability. It may be prudent for your conveyancer to check your obligations in respect of this.

H2 Guarantees

We are not aware of any guarantees or warranties in relation to the subject property or its fixtures and fittings.

H3 Other matters

The EPC's range from ratings of C-F.

At present, properties that fall below a rating of E cannot be let out.

The government have further proposed that all rental properties will need an EPC rating of 'C' or above by 2025.

With this in mind, it may be that significant alterations will be needed to improve the overall efficiency of the building to ensure its ongoing financial viability.

The occupants of flat 5 mentioned that they had council involvement regarding the condition of the property.

The concern is that once a tenant logs a complaint of disrepair, the eviction process can become complicated and protracted.

Given the overall condition of the sub-units, this may be the case for several occupants, and as such obtaining vacant possession may take longer than anticipated.

Further to this, the occupant in flat 5 also mentioned that they have undertaken works to the flat. It is unclear if they intend to claim any recompense for said works.

Given the overall condition of the building and the levels of maintenance to date, we are concerned that other than the visible areas that are in need of remediating, you are very likely to encounter additional areas that require attention, which cannot be seen and as such cannot be commented upon.

The extent of the works may not be fully accessible until works are underway.

Additionally, the extent of works anticipated are likely to incur additional building control mandated upgrades to the overall energy efficiency of the building.

Due to the listed status and being located within a conservation area, the costs for works are likely to be higher than a property that does not have such restrictions.

Similarly, due to these designations, you may require undertaking formal planning applications, involving the instruction of an architect or designer, which will further increase overall costs.

We urge you to take all of these points into consideration, and recommend that you budget for a "worst-case-scenario" on the renovation works, while also ensuring you budget for any loss of revenue and repayment obligations while the property is vacant due to such works.

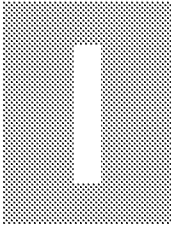
Should you undertake a significant amount of works, we would recommend you instruct an agent who would be able to offer you a PCC (Professional Consultants Certificate) that would offer some protection regarding defective workmanship or specification.

You should also ensure that you have suitable insurance coverage for the building while works are underway as often, buildings insurance will not cover significant alterations and renovations.

Should any structural works or alterations be needed, you may also need to consider engaging with a surveyor to ensure that all Party Wall ETC Act requirements are fully considered.

Risks

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



Risks

I1 Risk to the building

As the properties within an area known to likely comprise clay sub-soils you may wish to establish whether the property has been subject to defects (subsidence etc) as a result of such conditions.

We did not find evidence to suggest that the building has suffered any significant structural movement due to foundation failure or similar defect. Minor cracking was noted but this is quite usual in a property of this age and character; the overall structural condition of the subject property is considered satisfactory.

Damp meter readings were taken at random around the property. The damp meter readings to the external walls at all levels, and some internal walls at ground floor level, were higher than desirable indicating that the property is vulnerable to the effects of damp associated problems.

We cannot guarantee that further dampness will not become apparent during wet weather; the days preceding our inspection have been relatively dry.

We would suggest that enquires are made to establish whether the property has undergone any damp proofing/treatment works in the past and if so, whether guarantees are available. If not, we would suggest that you obtain quotations for undertaking this.

Indicators that an outbreak of dry-rot is present in the property were noted.

This accompanied with the damp readings, damage to floors and lack of sub-floor ventilation raise concerns that the outbreak may be more substantial and/or that additional outbreaks may be in place elsewhere.

We recommend that you have testing undertaken to confirm if this is dry rot and further investigation to establish the extent of the outbreak/outbreaks.

The treatment and remedial works for such an outbreak can be extensive and costly.

I2 Risks to the grounds

Although enquiries and further investigations have not been made, we do not consider the property to be at risk of contamination.

Due to the property being located in relatively close proximity to the sea, however it is possible that the Environment Agency will class it as being on a flood plain by default.

This may have an effect on your insurance premiums.

As previously mentioned, some areas of Bognor Regis and surrounding areas, are areas of naturally occurring radon gas. Your legal provider should issue you with an environmental report detailing this further.

We would also recommend internal testing is undertaken to determine the likely concentration of the gas inside the property. Should this testing indicate a high concentration, we would recommend measures are put in place to reduce the levels internally.

Some studies indicated that exposure to high levels of radon gas may have impacts on health

I3 Risks to people

Health and safety advice (although not an exhaustive list) is suggested as follows.

The presence of products which may contain asbestos such as the decorative artex were noted.

In view of the property's age, we cannot guarantee that further materials possibly containing asbestos will not be present.

In sound condition, such materials pose little concern, but this can change if they become disturbed or damaged.

Removal of asbestos products can only be undertaken by specialist contractors, under controlled conditions.

Alternatively, over-boarding could be considered.

We are concerned that windows with low sill height are unlikely to contain toughened safety glass.

This must be checked and replaced if it is of concern to you.

There is some evidence of general undulation to the paths which could cause a trip hazard; care should be taken until such time as these are repaired or replaced.

We would recommend that further investigations are undertaken to ascertain the presence of lead pipework and if found it should be removed and replaced.

Finally, we would strongly advise that test certificates are obtained for all service installations within the property, to ensure their good, safe working order and installation.

I4 Other risks and hazards

We would strongly recommend that checks are undertaken on the gas, electrical, heating and water systems by suitably qualified engineers prior to purchase, to ensure their working order and safety.

It may be considered adequate enough to obtain evidence of the vendor's current test certificates prior to purchase.

The building has been owned and managed by the same family for many years, and when speaking with one of the family members, a discussion leads us to believe that a great deal of maintenance and repair was undertaken by the family members on a 'DIY' basis.

Similarly, 'DIY' level works may not comply with regulatory guidance such as gas and electrical safety and building regulations.

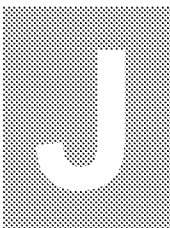
As such, as and when you undertake renovations etc, you may uncover poorly executed works, which may require attention also.

J

Energy matters

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

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



Energy matters

J1 Insulation

We have been unable to assess the levels of insulation to the majority of the roof structures due to lack of access.

The insulation to the rear pitched roof is considered low by current standards and would benefit from upgrading.

External walls are of solid construction, and due to the listed status and location within a conservation area is likely to result in only internal wall insulation being suitable.

J2 Heating

The provisions for heating in the separate units is considered dated and poor and we recommend that you budget for updating throughout.

J3 Lighting

Low energy lighting was limited, but could easily be upgraded throughout

J4 Ventilation

Ventilation in the building is considered to be limited, and we would recommend you budget for improving throughout, including the upgrading/installation of extractors to the bathrooms and kitchens.

External ducting may require listed building consent and/or conservation area approval.

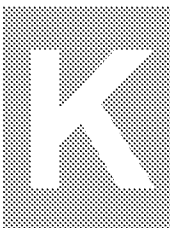
J5 General

We have been unable to identify an EPC for the building as a whole, and we recommend that you have a commercial EPC completed, to ensure you are fully aware of the overall efficiency of the building.



K

Surveyor's declaration



Surveyor's declaration

Surveyor's name

Michael Buroni

Phone number

01323 739183

Company

Southdown Surveyors

Surveyor's address

Friston House, Dittons Business Park, Polegate, East Sussex, BN26 6HY

Qualifications

BSc (Hons) AssocRICS

Email

[Redacted]

Website

[Redacted]

Property address

Salisbury House, The Steyne, Bognor Regis, PO21 1TX

Client's name

Investco Properties LTD

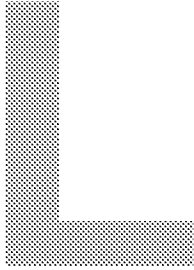
Date this report was produced

10th November 2021

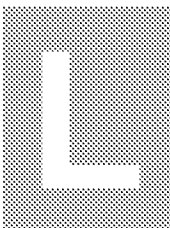
I confirm that I have inspected the property and prepared this report.

Signature

[Redacted]



What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

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

You should also:

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

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

Further investigations and what they involve

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

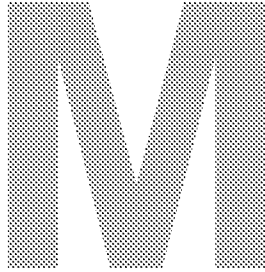
This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

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

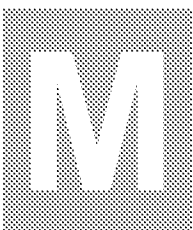
- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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



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



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

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to:

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

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

The inspection

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

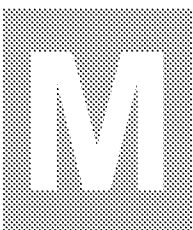
The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

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

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

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

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



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

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. It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations), or the internal condition of any chimney, boiler or other flue.

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

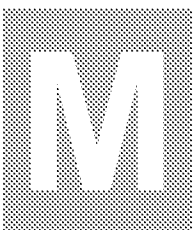
External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination, and environmental issues

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

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

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



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

The report

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

Condition ratings

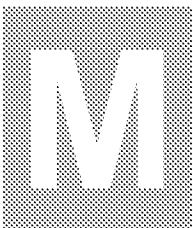
The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- R – Documents we may suggest you request before you sign contracts.
- Condition rating 3 – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- Condition rating 2 – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- Condition rating 1 – No repair is currently needed. The property must be maintained in the normal way.
- NI – Elements not inspected.

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

Energy

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



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

Issues for legal advisors

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

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

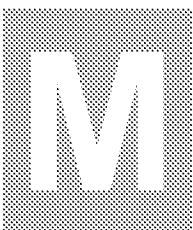
In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

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

Risks

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

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



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

Standard terms of engagement

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

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

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

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

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

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

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

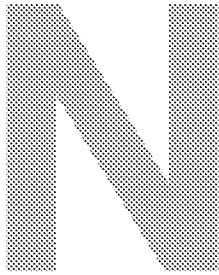
6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

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

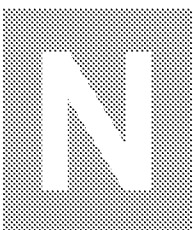
This report is for use in the UK

Complaints handling procedure

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

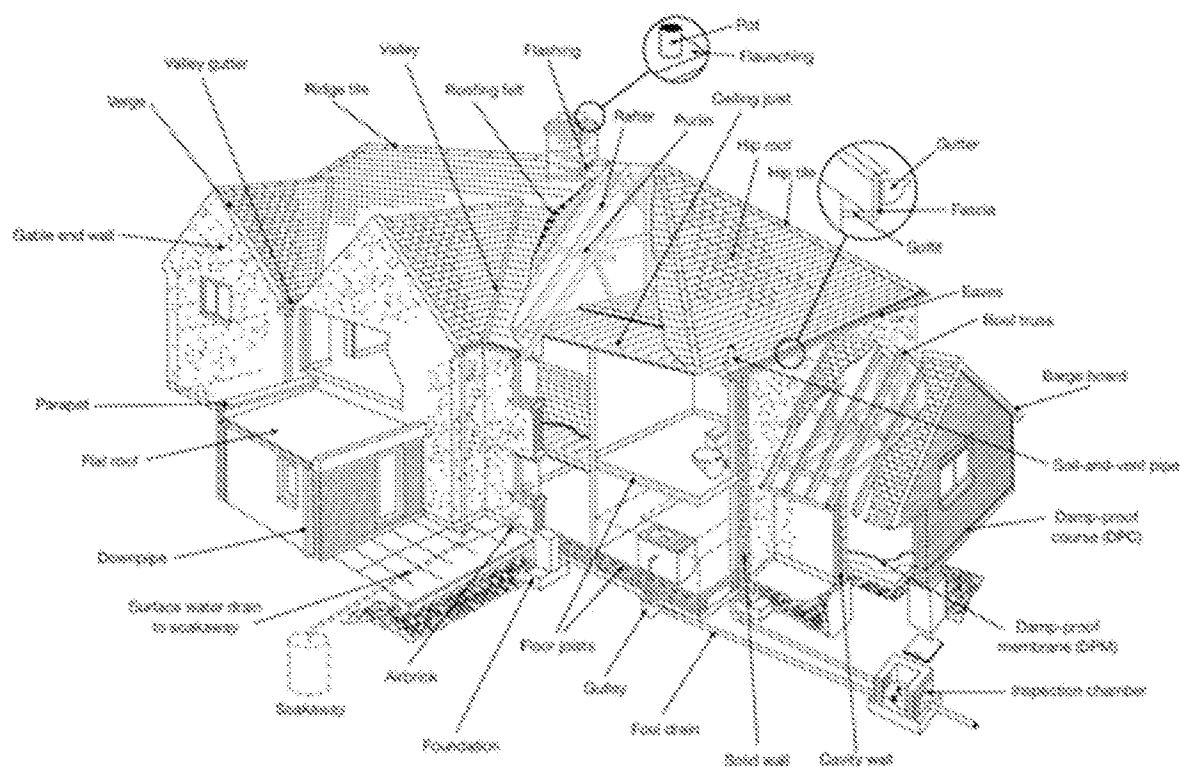


Typical house diagram



Typical house diagram

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





RICS disclaimer



You should know...

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