



LEVEL 2

Your survey and valuation report

Property address

112 Stonemere Drive, Radcliffe,
Manchester, M26 1QX

Client's name

Mark Cook.

Inspection Date

16th February 2026

Surveyor's RICS number

6843817

2

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A

About the inspection and report

This Home Survey – Level 2 (survey and valuation) service has been produced by a surveyor, who is a member of the RICS Valuer Registration scheme.

The surveyor 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.

A

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
- make an informed decision on what is a reasonable price to pay for the property
- take into account any significant repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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

About the inspection

- We only carry out a visual inspection. Also, we do not remove secured panels or undo electrical fittings.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We inspect the roof structure from inside the roof space if there is access (although we do not move or lift insulation material, stored goods or other contents). We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents). We do not remove the contents of cupboards. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect the parts of the electricity, gas/oil, water, heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts. The condition ratings are described in section B of this report. The report covers matters that, in the surveyor's opinion, need to be dealt with or may affect the value of the property.

 **Reminder**

Please refer to your **Terms and Conditions** report sent on the 28th January 2026 for a full list of exclusions.

About the inspection

Surveyor's name

Richard Clarke AssocRICS

Surveyor's RICS number

6843817

Company name

Cosey Homes Chartered Surveyors

Date of the inspection

16th February 2026

Report reference number

112 Stonemere Drive, Radcliffe, Manchester, M26 1Q

Related party disclosure

This survey was carried out by Richard Clarke. AssocRICS. C.Build E MCABE. I am employed by Cosey Homes Chartered Surveyors.

I am a registered Associate Building Surveyor and Member of the Chartered Association of Building Engineers. I am an RICS Registered Valuer. I have 21 years experience in the design, construction and inspection of buildings.

I am not aware that there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

This report has been checked and signed off by Mike Cosy FRICS Civil Eng. HND. BA. DipSurv FCABE, Registered Valuer.

Full address and postcode of the property

112 Stonemere Drive, Radcliffe, Manchester, M26 1QX

Weather conditions when the inspection took place

When I inspected the property, the weather was dry and overcast.

Status of the property when the inspection took place

The property was occupied (by tenants father) and unfurnished at the time of the inspection.

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.

Condition ratings

Overall opinion of the property

I would not expect any difficulty on resale in normal market conditions, provided that the necessary works/investigations are carried out.

It is very important that you read this report as a whole. Where I have given elements a Condition Rating 2 or 3, I particularly refer you to the section at the end of the report entitled 'what to do now'. You must make sure that you have all of the repairs needed investigated by reputable contractors, so that you are fully aware of the scope and financial implications before you purchase.

This report should be construed as a comment upon the overall condition of the property, and is not an inventory of every single defect. The report is based on the condition of the property at the time of the inspection and no liability can be accepted for any deterioration in its condition after that date.

You are strongly advised to instruct relevant qualified contractors to undertake any further investigations, and provide quotes for remedial works, recommended herein before your legal commitment to purchase. The cost of any remedial works should then be deducted from the sale price. Alternatively, you could ask the vendor to instruct the contractors to undertake the further investigations and carry out recommended remedial works before commitment to purchase. Any contractors employed should ideally provide insurance backed guarantees for works carried out.

Further investigations in some circumstances may be given designation two as there may not be any signs of defect/issue evident have been able to fully inspect/assess that element. For example, although no issues may be evident to the surveyor from a visual inspection of the ground floors, as we have not (in most cases) been able to inspect the sub-structure to the ground or upper floors we cannot confirm that there are no issues here. Further investigations may prove the need for costly remedial works.

We are unable to accept liability if any further investigations recommended are not carried out before commitment to purchase, where designation 2 or 3 is given.

Please note that costs are often associated with "further investigations" recommended in this report. You should allow a contingency sum to cover the cost of repairs identified as the result of further investigation. In addition, maintenance issues are certainly going to be needed given the age of this building. After one winter a building can exhibit new defects.

This report does not provide certain information including:

1. Joist Condition: The report cannot confirm that the joists under your ground floor (if they are suspended timber) are free from decay. This conclusion requires further investigation.
2. Historical Leaks: It does not determine whether there have been unnoticed leaks over the years beneath the floor that could lead to decay. Intrusive checks are necessary to identify such issues.
3. Asbestos Presence: The report does not guarantee that all materials are free from asbestos particles. Testing samples in a lab is required for confirmation.
4. Invasive Plants: This report does not identify the presence of invasive plants around your building or neighbouring properties. Only significant presence of Japanese knotweed would have been noted, as JK

can grow up to 10 cm a day. This means on the day of survey there could have been no JK (perhaps removed) but 20 days later a significant amount present.

5. Wall Tie Failure: Only old failed wall ties made of thick metal create horizontal cracks that can be visually identified. Otherwise, identifying wall tie failures requires an intrusive camera inspection.

6. Damp Readings: Partitions and plaster paneling may not provide accurate damp readings, as gaps can exist between the plaster/partition and the wall. This means the wall may appear dry while potentially harbouring rising damp issues behind it.

7. Construction Details: The exact construction of the floors and walls necessitates intrusive checks. All surveys are based on visual inspections unless there is a written agreement to include intrusive checks, which means precise construction details may not be provided.

8. Foundation Depth: The depth of the foundation cannot be accurately estimated, though any subsidence will be reported by the surveyor. Small settlements and movements should not be considered as subsidence. There is a fundamental difference between historic movements and subsidence that may need underlining.

9. Building Movement: All buildings experience slight movement and settling, which can result in minor cracks. In most cases, this does not compromise the structural integrity of the building.

10. Defect Reporting: Not all possible defects are reported. The focus will primarily be on major issues, as minor maintenance concerns are common across all buildings.

11. Designations: Designations two and three indicate that serious or less serious defects or maintenance issues exist. It is **STRONGLY** advisable to consult (roofer, plumber, or damp course expert depending on the area under suspicion) to investigate potential costs before making a purchase.

12. Financial Protection: This report does not provide any financial protection or guarantees. If you choose not to investigate defects prior to purchase, you do so at your own risk.

13. Crack Treatment: We do not recommend crack stitching for every crack. Many cracks may only require cosmetic repairs rather than expensive solutions.

14. Remedial Work: We will not suggest reconstruction or costly remedial work for minor deflections in purlins, walls, or uneven floors. Acceptable tolerances exist even in new properties, let alone older properties that have endured the effects of time.

15. We act for the buyer in most cases therefore complaints from sellers are not investigated as there is no contract between us and the seller and there is a conflict of interest between the buyer and the seller.

16. Internal wooden lintels and external lintels are not subjected to intrusive checks. Metal lintels can cause gradual cracking around the brickwork, which may go unnoticed for some time. A timeframe of approximately six months between the inspection without noticeable cracks and the appearance of noticeable cracks is realistic.

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'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Received
1.	Guarantees or warranties for any building / improvement works e.g. FENSA certification etc	
2.	Electrical and gas test certification.	
3.	Energy performance certificate.	
4.	Service agreements if any.	
5.	Any previous claim against the building insurance.	



Elements that require urgent attention

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

Element no.	Element name
F1	Electricity
F3	Water
F4	Heating
F5	Water heating
F6	Drainage



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
D2	Roof coverings

Element no.	Element name
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
E2	Ceilings
E3	Walls and partitions
E4	Floors
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase and joinery)
E8	Bathroom fittings



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
D8	Other joinery and finishes
G3	Other



Elements not inspected

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

Element no.	Element name
D1	Chimney stacks
D7	Conservatory and porches
D9	Other
E1	Roof structure
E5	Fireplaces, chimney breast and flues
E9	Other
F2	Gas/oil
F7	Common services
G1	Garage

Element no.	Element name
G2	Permanent outbuildings and other structures

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

About the property

Type of property

The property is a 2nd floor, two bedroom flat located within a four storey purpose built block.

The front elevation faces north. Access to the apartment is via a shared front entrance door.

Approximate year the property was built

Based on my knowledge of the area and housing styles, I think the property was built circa 2018.

Approximate year the property was extended

N/A.

Approximate year the property was converted

N/A.

Information relevant to flats and maisonettes

Under the Regulatory Reform (Fire Safety) Order 2005, the Responsible Person (normally the landlord/freeholder) is responsible/accountable for ensuring fire within structures other than individual private homes. This therefore extends to the communal areas of houses in multiple occupation (or converted properties) and purpose built blocks of flats.

A guideline of key fire safety measures needed in a block of flats, the list is not exhaustive:

1. Have a Fire Risk Assessment – your block should have a valid Fire Risk Assessment, reviewed within the last 12 months, and any recommendations should have been carried out.
2. The person responsible for fire safety in the tower block (the 'Responsible Person') should communicate fire safety policies and procedures to the residents, preferably annually. They should also make sure these are communicated via 'Fire Action Notices' in the common areas of the building.
3. Have correct compartmentalisation – your block should be sub-divided into 'compartments' – e.g. rooms and corridors – to prevent the rapid spread of fire and allow for escape, in accordance with current building regulations.
4. Clear escape routes – means of escape, such as corridors and stairwells, should be kept free from flammable materials like cardboard boxes, and sources of ignition, like gas canisters.
5. Have suitable fire doors – flat front doors should be fire doors of a suitable standard. Fire doors in common areas, such as corridors, must also be of the right standard, and kept closed at all times. They should be clearly labelled with 'Fire door, keep shut' signs.
6. Fit smoke detection – all flats should be fitted with domestic smoke detectors, at least in the escape route – i.e. the corridor leading to the front door – and ideally in every room.

We have not checked for compliance to these requirements.

We have not checked for compartmentation in terms of fire separation and sound insulations.

We did not inspect/enter into any other units

Construction

The property is built using traditional materials and techniques. The property is constructed of cavity masonry construction, under a pitched roof clad with interlocking concrete tiles.

Internally, suspended concrete floors throughout.

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other
Second	1	2	1		1			

C

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

The EPC (energy performance certificate) register provides energy efficiency information about buildings that is freely available from <https://find-energy-certificate.digital.communities.gov.uk/>. Some buildings may not have been assessed, or the present certification might be out of date. We have not prepared the EPC. If we have seen the EPC, then we will present the ratings here. We have not checked these ratings and so cannot comment on their accuracy.

We are advised that the property's energy performance, as recorded in the EPC, is: 81-B

Date of certificate - 21st November 2019

Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. The average energy rating and score for a property in England and Wales are D (60).

Issues relating to the energy efficiency rating

Energy Performance Certificates tell you how energy efficient your home is. Originally introduced in 2007 as part of the now-defunct Home Information Pack, an EPC details what the energy efficiency of a home is. It does this by ranking it from A- (the most energy efficient) to G- (the least energy efficient). For anyone selling (or renting) a home in England, Wales and Northern Ireland, an EPC is compulsory.

As well as offering an indication of a property's energy efficiency, an EPC will also provide information regarding the home's typical energy costs and ways of reducing energy use to make the property more efficient. A certificate is valid for 10 years and a home can't be sold or let without one.

The EPC also provides recommendations on various measures which could be undertaken in order to improve efficiency of the property. We have not prepared the EPC and cannot confirm if the details within are accurate.

There may be discrepancies between the information provided within the EPC and our findings on site as detailed within this report. This may be due to improvements or alterations having been made to the property since the date of the EPC. Where details notably differ or improvements measures have obviously been carried out, we would recommend that a new EPC be instructed in order to obtain a more accurate, up to date rating.

Mains services

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

Gas

Electric

Water

Drainage

Central heating

Gas Electric Solid fuel Oil None

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

N/A.

Other energy matters

N/A.

Location and facilities

Grounds

There are landscaped lawned areas with car parking located to the front.

There is on site parking within the communal car park to the rear (we are advised the property benefits from a designated parking space).

Location

The property is located within a low rise purpose built block of flats. The road outside the property appears relatively quiet in nature.

You should familiarise yourself with the locality and amenities prior to purchase.

Facilities

The property is in an area close to local facilities such as shops and transport links.

Local facilities and amenities include, but are not limited to: schools, shops, supermarkets, pubs and restaurants, leisure facilities, medical facilities, etc.

These are all accessible within a mile radius from the property, within Radcliffe and Prestwich.

Local environment

According to gov.uk flood risk assessment website, the property is located in an area at low risk of surface water flooding and at very low risk of flooding from rivers and seas. For more information please visit - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>.

According to Public Health England's interactive Radon map, the property is located in an area where 3-5% of homes are above the action level of 200 Bq/m³. Radon is a radioactive gas, formed by the radioactive decay of uranium that naturally occurs in all rocks and soils. Prolonged exposure to high levels of radon can increase the risk of developing lung cancer. Please note, the only way to know if an individual property is effected is to have it tested. For more information see www.ukradon.org

The subject property is not believed to be within a conservation area. Please ask your legal advisor(s) to verify.

According to The Coal Authority's interactive map, the property is located in a Coal Mining Reporting Area. For more information and/or to view the interactive map for yourself, please visit <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

No environmental search has been undertaken.

We recommend that your legal advisers obtain an Enviro All-in-one from the coal authority, a detailed property specific contaminated land, flood risk and ground stability report. This report will also include confirmation that this property does/does not require a coal mining report.

D

Outside the property

D

Full detail of elements inspected

Limitations on the inspection

Inspection of the main roof covering was limited due to the construction type and building height.

All measurements and dimensions mentioned are approximate or nominal only and should not be relied upon where accuracy is required.

For the purpose of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported.

Building standards are continually being upgraded and older properties can become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. It is inevitable, therefore, that these homes will probably have higher running costs compared to newly built properties.

We have not exposed the foundations of the property and without doing so, you must accept the risk of unseen defects. We have not carried out any geological survey or site investigation and cannot confirm the nature or characteristics of the soil with regards to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

Examination of the upper levels, including the roof covering, was confined to an inspection from ground level, unless otherwise stated or is evident from photos within the report.



D1 Chimney stacks

N/A

NI

D2 Roof Coverings

The roof is a pitched design with front parapet/gable covered with interlocking concrete tiles on a timber frame. Inspection of the main roof covering was limited due to the building height.

2

The visible areas of the roof covering appear generally serviceable, however as with most roofs it will require annual maintenance to clear the areas of vegetation. Any loose or slipped tiles should be reset or replaced. If rainwater travels underneath the tiles, it could rot the wooden components of the roof, threatening structural integrity and leading to costly repairs. Broken tiles and debris can fall into gutters or downpipes, blocking your drainage system. If this issue is not spotted, it could potentially lead to parts of your drainage system requiring replacement.

There are valleys installed to the gable(s). Where valleys intersect the main roof slopes, these areas are considered to be weak points and the flashings lining them may fail, allowing damp penetration to occur. Water ingress may cause consequential damage to structural elements and decorative finishings, however no water ingress was noted internally to the subject property at time of inspection.

The main roof will be shared between all the flats within the block. It is advised you check with your Legal Advisors regarding the repair and maintenance responsibilities of the management

company.

Minor repairs still require scaffolding access to allow a contractor to do the work in a safe manner in compliance with the Construction Design and Management Regulations 2015 and the current Working at Height Regulations.



Photo - 2

D3 Rainwater pipes and gutters

The rainwater pipes are plastic and appeared in fair condition. It was not raining at the time of the inspection and it was not possible to determine whether the rainwater goods are performing adequately. As such it would be prudent to observe the goods during/just after a period of rainfall, identify any areas of vulnerability and carry out repairs/replacements, if necessary.

2

Inadequate disposal of rainwater can cause serious problems in a building, including damp, timber decay and structural movement. Keeping gutters and downpipes clean and in good condition is always important.

We cannot comment upon the serviceability of the gutters and the water tightness of the joints, unions or connections. These items should be regularly maintained and visually checked. Gutters can easily get blocked by leaves and debris which can cause gutters to overflow, resulting in damp walls. The stop ends are particularly vulnerable to leakage. I would recommend that gutters and joints are maintained on a cyclical basis.

The rainwater goods will be shared between all the apartments within the block. It is advised you check with your Legal Advisors regarding the repair and maintenance responsibilities of the management company.



Photo - 3

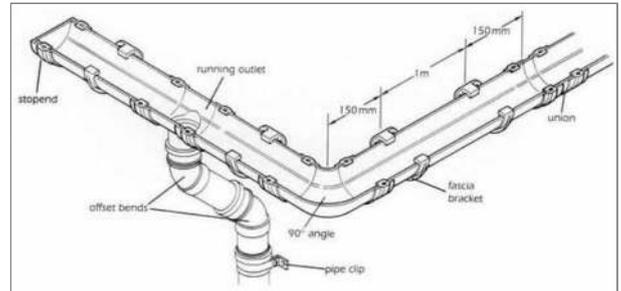


Photo - 4

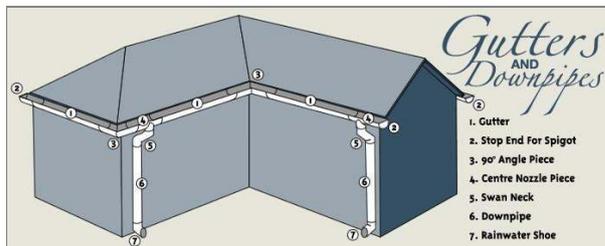


Photo - 5

D4 Main walls

The main elevations are constructed of cavity brick masonry construction.

2

Cavity walls usually consists of external brickwork, a gap of between 50 to 100mm and internal block work. The cavity should be fully or partially filled with insulation. Metal bars connecting the inner and outer leaf are called wall ties. Cavity wall construction became commonplace around 1920.

Owing to the conditions of the survey we have not inspected the wall cavity, as this would require invasive measures. As such we cannot comment on the condition of wall ties (if any), or on the level of insulation fitted (if any).

In general, any cavity wall property built prior to 1981 (and some after that date) will be vulnerable to premature wall tie failure due to corrosion/rusting. This is mainly due to the inadequacy of materials used (e.g. cast/wrought iron) and/or galvanising specification; those built in the 60/70s are particularly vulnerable. Other factors such as the use of aggressive chemicals in the mortar (e.g. black ash, chloride salts, etc.) and level of exposure to wind driven rain, can accelerate deterioration.

Due to the age of the property it is considered unlikely any deterioration of wall ties will have taken

place. However, you should note, the effects of tie failure may, but not necessarily, result in horizontal cracking along mortar joints followed by, in extreme cases, bulges in the walls and eventual collapse. There are no outward or visible signs of corrosion of wall ties at present, but this is a progressive condition.

Inspection from ground level indicated no evidence of significant bulging, distortion or structural cracking to the main walls of the property. A visual inspection indicated no evidence of significant distortion over openings, which would suggest that the lintel support is adequate to carry the imposed loads above. If non-galvanised metal lintels have been used, they may corrode over time, leading to expansion and cracking of the surrounding brickwork. Even where lintels do exist, we cannot assess their long-term performance or effectiveness without specialist investigation.

It is important to properly maintain the junction between the external walls and door and window frames. Otherwise, rain can penetrate causing damp, although there was no evidence of this at the time of inspection.

Annual maintenance costs will be required as part of a routine maintenance programme by the management company. It is assumed the management company for the building is responsible for any maintenance and repairs required to the external shared elements of the property.



Photo - 6

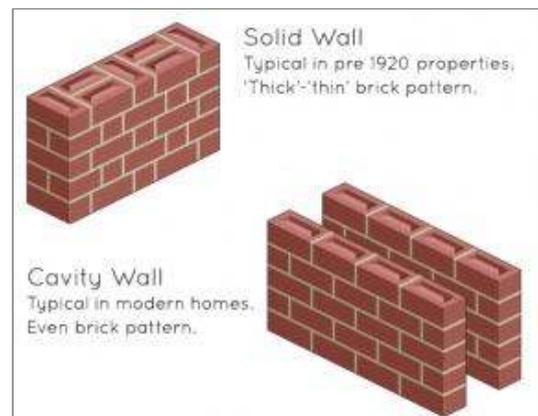


Photo - 7



Photo - 8 Cavity Wall Ties - Not of this property



Photo - 9 Steel Lintel Example

D5 Windows

Windows are uPVC framed top openings with double glazing and appeared in fair condition at the time of inspection. Some windows were opened on both elevations and no significant defects were noted to their operation at the time of inspection.

2

Double glazing has a limited lifespan and is prone to deterioration at edge seals. This can sometimes be recognised by moisture between the panes but its presence is dependant on atmospheric conditions, which are of course variable, therefore failure cannot always be diagnosed during a single inspection. Enquiries in respect of guarantees available would be prudent as failure can occur at anytime.

If any of the windows were replaced since 1st April 2002, then confirmation should be sought that they have either a FENSA (or similar approved scheme) certificate or a building regulation completion certificate. Also, enquiries should be made of the vendor as to whether they are covered by guarantees.

FENSA stands for the Fenestration Self-Assessment scheme. It has been set up by the Glass and Glazing Federation (GGF) and other industry bodies, with government's encouragement www.communities.gov.uk, in response to the Building Regulations.

NOTE:

In accordance with Approved document B, escape windows must have an unobstructed clear, openable area. The minimum dimensions are:

Exit free area: 0.33m² / Minimum width: 450mm / Minimum height: 450mm

A basic rule is, if the opening is 450mm wide, the height must be at least 750mm, which will create an open area of 0.33m². The window must be able to stay open without an aid, so both hands are free. The pane must also be of toughened glazing as a minimum to satisfy regulations.

Rooms have direct access to the hallway leading directly to a communal corridor.



Photo - 10



Photo - 11



Photo - 12

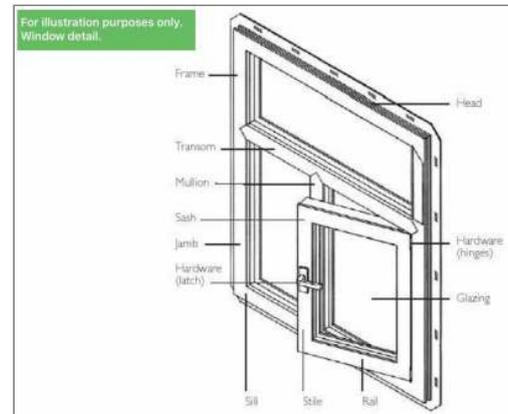


Photo - 13

D6 Outside doors (including patio doors)

The front door to the block is uPVC, accessed via an intercom system.

2

The apartment door is timber. The door is fitted with a suitable door closer. Suitable locking mechanisms installed.

The Juliet balcony door is uPVC double glazed with suitable metal balustrade installed.

Any doors installed post-April 2002 must have either Building Regulation Approval or FENSA Certification.

Many insurance companies insist that five lever mortice locks are fitted to all exit doors and further advice should be sought from your insurance company to confirm that the present locking mechanisms will comply with their requirements.

If you have concerns into the condition of the locks on the doors within the property, I would advise consulting with a locksmith.



Photo - 14



Photo - 15



Photo - 16

D7 Conservatory and porches

N/A.

NI

D8 Other joinery and finishes

The soffits, fascias on the property are made of uPVC. This is good as in comparison to timber they require a less degree of maintenance with sealants and paint work. They feature direct ventilation into the roof structures. This can aid in expelling moisture from the roof structures.

1

To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.).

D9 Other

N/A.

NI

E

Inside the property

Inside the property

Limitations on the inspection

No inspection of apartments located above or below the subject property were undertaken.

Comment cannot be made on areas that are covered and concealed or not otherwise readily available.

There may be detectable signs of concealed defects, in which case recommendations are made. If greater assurance is required on the matter, it would be necessary to carry out exposure works. Unless these are carried out prior to legal commitment to purchase, there is a risk that additional defects and consequently repair work will be discovered at a date.

It should be appreciated that original parts of the property are period in nature. Accordingly, such parts of the structure and fabric should not be expected as new and regard should be given to the natural deterioration of older products. It is possible that defects could occur between the date of survey and the date of which you take occupation.

Damp meter readings have been taken where possible without moving heavy furniture or being restricted by built-in fittings and/or wall linings.

We have not checked for asbestos, however if any suspected asbestos containing materials are identified during the inspection, they will be commented on herein. Surveyors do not carry out any testing of possible asbestos containing materials, this must be done by an asbestos specialist.



E1 Roof structure

Not inspected - other dwelling above.

NI

The main roof will be shared between all the flats within the block. It is advised you check with your Legal Advisors regarding the repair and maintenance responsibilities of the management company.

E2 Ceilings

The ceiling linings throughout the property are plasterboard with a plaster skim and paint finish.

2

Plasterboard ceilings comprise sheets of plaster (usually gypsum) with paper 'backers' and 'facers' applied, which are screwed to the underside of the ceiling joists, with the boards butting up against each other, and the joints between the boards being taped before the ceilings are plastered and decorated.

All ceilings appeared generally free from deflection and in fair condition. As with the majority of plastered ceilings, minor areas of deterioration to the plaster do exist, in particular where surfaces meet. This is to be expected and can be rectified when attending to redecoration.

We did not observe significant cracking damage and/or deviation(s) to the ceilings other than hairline cracking which can be filled and redecorated during routine maintenance.

Where recessed downlights are fitted, we do not know whether these are sufficiently IP rated for their locations or are fitted with an appropriate cover in the void above. This should be checked by a competent electrician.

Ceilings (and floors) within flats should be fire protected, with insulation within the floor structure providing adequate sound insulation between floors. Within the limitations of the survey, it is not possible to confirm compliance. It is recommended that you seek confirmation from your legal advisors as to whether any guarantees or certification will be handed over to you from the management company on completion.



Photo - 17



Photo - 18



Photo - 19



Photo - 20

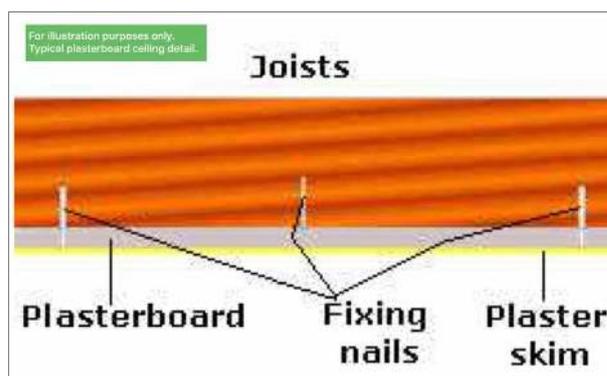


Photo - 21

E3 Walls and partitions

The internal walls and partitions are built from solid and timber stud construction. Under normal circumstances partition walls are supported on foundations or on a thickened section of the concrete ground floor. Without extensive and disruptive investigations we cannot confirm that the walls are properly supported.

2

Partition walls should be built either above lower load bearing walls or the floors below strengthened to carry the additional weight. We cannot confirm that these were adequately supported without extensive investigations but there was no evidence to indicate any over stressing.

The walls, although suffering from general wear & tear, were in a fair condition. We generally observed minor superficial defects such as general wear & tear, hairline cracks and minor open board joints which can be rectified with general redecoration.

Tests were taken with a moisture meter at regular intervals in a structured methodical manner to internal wall surfaces and the readings indicated that no dampness was evident to the internal walls.

We must advise that moisture inspections of any building at a single moment in time cannot be an absolute assurance that a surface or structure is, or isn't, impacted by excessive moisture. The weather conditions, internal and external temperatures, and especially relative humidity, can vary on a day-by-day basis. These factors will influence what we are able to see and also how the building reacts to moisture.

Where there are dry lining or built in fittings such as behind kitchen fittings, dampness can be difficult to trace and costly and inconvenient to rectify.

It is not thought that dry lining is intended to conceal damp to walls, although it may; unfortunately, our ability to test for dampness is restricted where dry lining is fitted. Without removing the dry lining, we are unable to establish whether vapour barriers have been incorporated behind the lining material, as they should have been. Should such barriers not exist, condensation problems can arise leading to, in extreme cases, issues with wet or dry rot.



Photo - 22



Photo - 23

E4 Floors

The floors are of suspended concrete construction. Owing to the conditions of the survey, no fixed coverings were lifted.

2

Upper floors in properties of this age and type are typically of suspended concrete construction whereby the surface deck, commonly ply board / screed, is supported on horizontal load-bearing joists which are in turn supported on external or internal walls or a combination of both.

The floor finishes comprise of timber laminate, close fitted carpet and linoleum. The floor finishes were now suffering from general deterioration and future replacement will no doubt be required in the medium term at the time of redecoration.

Floors within flats should be fire protected, with insulation within the floor structure providing adequate sound insulation between floors. Within the limitations of the survey, it is not possible to confirm compliance. It is recommended that you seek confirmation from your legal advisors as to whether any guarantees or certification will be handed over to you from the management company on completion.



Photo - 24



Photo - 25



Photo - 26

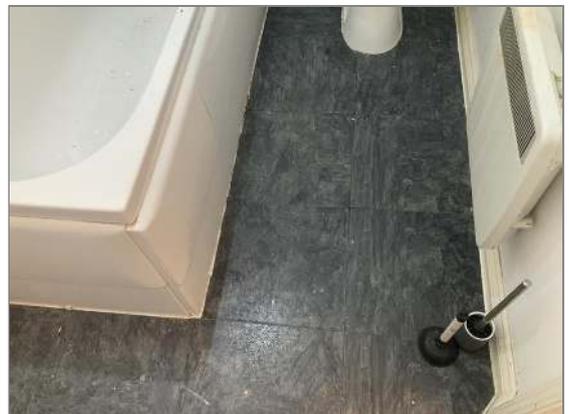


Photo - 27

E5 Fireplaces, chimney breasts and flues

N/A.

NI

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

The kitchen fittings contain high and low level units, with integrated and free standing appliances. The fittings are now in a dated condition with deterioration of the units noted. Future replacement should be anticipated in the medium term.

2

None of the kitchen appliances have been tested.

Mechanical extraction is recommended in areas where large amounts of water vapour is produced, i.e. kitchens and bathrooms, to prevent potentially damaging condensation build up.

The sealant around the edges of the worktops prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

Built-in fittings can conceal a variety of problems that are only revealed when they are removed for repair. For example, kitchen units often hide water and gas pipes, or obscure dampness to walls.

Please note that no intrusive examinations were completed to the kitchen to confirm whether any plumbing faults exist.



Photo - 28



Photo - 29



Photo - 30



E7 Woodwork (for example, staircase joinery)

The main communal staircase is constructed of timber from the lower to the upper floors.

2

The internal doors and skirtings and other joinery were reasonably well decorated and in a fair condition, however a programme of general maintenance/redecoration will no doubt be required in the medium term.



Photo - 31



Photo - 32

E8 Bathroom fittings

The bathroom facilities have a suite of a bath with shower over, sink and toilet. The bathroom fittings were now in a dated condition.

2

An extract vent is fitted. Mechanical extraction is recommended in areas where large amounts of water vapour is produced, i.e. kitchens and bathrooms, to prevent potentially damaging condensation build up.

Suitable toughened glazing is installed to the shower screen.

We would anticipate future replacement will be required at the time of your redecoration programme.

The sealant around the edges of the sanitary fittings prevents excess water from seeping behind and affecting the adjacent surfaces. This should be maintained on an ongoing basis.

Please note that no intrusive methods of investigation were carried out to assess whether any plumbing faults exist. We have not looked beneath the bath tub/bath panel. It would be prudent to instruct further investigations to ensure no leaks are ongoing, and floors beneath are not damaged.

Be aware that when a shower is located within a bathroom, wear and tear is inevitable to a shower tray particularly. Leaks often occur which may not be readily apparent. Showers and shower trays should be regularly checked and repairs will undoubtedly be required from time to time.

By their nature showers generate significant amounts of steam while will in turn cause

condensation. Even with a good mechanical extraction system, mould can be problematic and you will need to remain vigilant and take action at its onset.

Where showers are sited over baths, the additional point loading on the bath can lead to distortion or even cracking of the bath. It is important to check and maintain the seals around the bath and check that no cracking has occurred in order to prevent water damage to floors or ceilings below.



Photo - 33



Photo - 34

E9 Other

An asbestos survey of the property has not been completed, and due to the age of the property, the presence of certain asbestos building materials is considered unlikely, however; Asbestos building materials were widely used within constructions of properties and therefore could be present in any property refurbished or built prior to 2000.

NI

The Health & Safety Executive state that asbestos is not known to be a risk to health provided that it is maintained in a good condition and left undisturbed. However, any remedial works to any asbestos containing materials, e.g. drilling, sawing or removal could pose a hazard to health and all necessary health and safety restraints must be observed.

Any contractors working on asbestos materials must be notified of its presence.

F

Services

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

F

Services

Limitations on the inspection

As a general note regarding services, we are not specialised in this field and therefore recommend that you seek specialist advice on all service matters.

The items below should be regarded as comments and suggestions. They are not full and complete assessment of any problems that may exist.

The main service installations within this property have been subjected to a visual inspection only and no intrusive checks carried out.

The information provided in this part of the report is purely for your consideration only. No services were tested.

In the absence of verified certification regulation stipulates that some of the below items are automatically allocated a rating of three.

No inspection covers were lifted within the property boundary.



F1 Electricity

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

Electricity is supplied from the mains via a meter located in the locked meter cupboard. The consumer board in the hallway cupboard is fitted with circuit breakers and appears in fair condition. 3

Earth bonding was not checked. Earthing is used to protect people from the risk of electric shock. If the earthing arrangements within your electrical installation were defective or inadequate, you could receive an electric shock from the equipment or appliance metal casing. The purpose of earthing is to provide a path for electric fault current to flow safely to earth to enable the circuit breaker or fuse to operate. Bonding is the connection of the incoming metal gas and water pipes to and is vital for your protection from electric shock. In a correctly earthed installation, any appliance or equipment developing a fault to the metal casing will be quickly disconnected by the operation of the circuit fuse or circuit breaker.

You should have the entire installation tested by a competent electrician (NICEIC/ECA registered) prior to purchase so that you are aware of the likely costs and all recommendations implemented. Thereafter, the installation should be retested every ten years.

We have not arranged a specialist test of the electrical installation and are unable to comment upon it in detail. Without such a test it is not possible to say whether the installation is safe and complies fully with current regulations. We would recommend the inspection be carried out prior to purchase.

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence. Electrical installations

to be checked and certified by an NICEIC qualified engineer prior to purchase, unless evidence of recent testing is provided and verified.



Photo - 35



Photo - 36

F2 Gas/oil

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

N/A.

NI

F3 Water

The cold water stop tap was not located. Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations/repairs to the plumbing system. They should be checked regularly to ensure that they open and close properly. Stopcocks can become stiff and difficult to operate. It would be prudent therefore to periodically open and close the valves to ensure their effectiveness in an emergency.

3

Incoming water supply pipe may be of copper or plastic. It is not always possible to see the incoming water main and therefore identify the type. Bringing a new supply into the house could be expensive depending on where the main supply is. If this was necessary, then there are certain regulations that apply. We cannot comment on the condition of the water service pipe into the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

Please note that no intrusive methods of investigation were carried out to assess whether any plumbing faults exist. We recommend you have the plumbing checked before commitment to purchase.

F4 Heating

Central heating is provided by means of electric wall mounted heaters.

Your Legal Adviser should find out from the seller about the maintenance record for the installation. If this turns out to be unsatisfactory you should have the system checked by a heating engineer before exchange of contracts.

Our limited inspection of the system revealed no evidence to suggest any serious defects but we would nevertheless recommend that a test of the installation to be undertaken prior to purchase and that regular maintenance contract be placed with an approved heating engineer.

We have not made any calculations to check that radiators are of adequate size and we did not test the system and therefore cannot comment upon its efficiency.

You should instruct a suitable qualified heating engineer to carry out a thorough inspection and functional test of the heating system and to advise on any improvements and/or upgrading required prior to exchange so that you are aware of the likely cost.

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence.



Photo - 37



Photo - 38

F5 Water heating

The hot water is provided by a heating boiler combined with the hot water storage in the same appliance (sometimes called a combined primary storage unit).

In the absence of a current test certificate, we must designate a level three risk. If certification is available, please ask your legal advisor to check the validity of this evidence. All gas installations to be checked and certified by a Gas Safe engineer prior to purchase, unless evidence of recent testing can be provided. Please ensure you have a carbon monoxide alarm near all fuel burning appliances.



Photo - 39

F6 Drainage

No inspection covers could be reasonably lifted. We are therefore unable to check any aspects of the underground drainage system.

3

We recommend instructing a CCTV drainage survey to ascertain the condition of the underground drainage system and any likely repairs or impacts to the property.

Legal advisors should raise specific questions as to whether any problems have been experienced in relation to the drainage system and give you further information with regards to your liability in respect of the drains to the property.

As part of general ongoing maintenance, drains should be regularly flushed and cleaned to ensure adequate functioning. We did not rod the drains through or carry out tests and we cannot comment on any defects which may exist in the underground drain runs.

We have not checked to see if that is a separate system or a combined system of drainage operating. However, it is likely that the drainage system is a separate system, meaning the surface water and foul water go into separate sewer pipes.

The main soil and vent pipe is plastic and appears to be in a serviceable condition.

F7 Common services

We recommend obtaining written confirmation from the management company in regards to the satisfactory operation of the drainage provisions, prior to commitment to purchase.

NI

G

Grounds (including shared areas for flats)

G

Grounds (including shared areas for flats)

Limitations on the inspection

We have not consulted any Geological or Ordnance Survey Maps and have been unable to establish any details as to the previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built, nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitors should check this aspect.

We have not undertaken an inspection of the grounds to specifically check for Japanese Knotweed (JKW) or any other invasive plant life, however our inspection of the grounds has been undertaken in line with RICS expectations for this level of home survey, as well as RICS guidelines pertaining to checking for JKW. If any suspected invasive plant life is noted on inspection of the grounds it will be commented on herein. It is recommended that you commission an inspection and a report from a qualified contractor in this regard if this is of concern to you, as we cannot categorically rule out the presence of JKW.



G1 Garage

N/A.

NI

G2 Permanent outbuildings and other structures

N/A.

NI

G3 Other

There is a communal car park area to the front. We are advised the property benefits from a designated car parking space within the car park.

1

There are communal garden / lawned areas. The grounds appear reasonably well maintained.

The legal documents that describe the ownership of the property (the deeds) usually describe which of the neighbouring owners are responsible for the upkeep of the boundaries. You should ask your legal adviser to find out the ownership and position of the boundaries from the legal documents (see section I3).



Photo - 40



Photo - 41



Photo - 42

H

Issues for your legal advisers

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

Issues for your legal advisers

H1 Regulation

We assume that Stonemere Drive is adopted and maintained by the Local Authority.

We are not aware of the level of service charge (if any). A copy of the management contract should be obtained to clarify the responsibilities and parameters of the cover. Normally the service from such companies are slow and their responsibilities are limited. This is not to say that good management companies do not exist but the legislation is weak in this area and management companies get away with poor service.

As noted, you should obtain further information from your Legal Advisors regarding the proposed works to the external cladding system.

Building Regulations are statutory instruments that seek to ensure that the policies set out in the relevant legislation are set out. Building Regulation approval is required for most building work in the UK. Building Regulations that apply across England and Wales are set out in the Building Act 1984 while those that apply across Scotland are set out in the Building (Scotland) Act 2003. The Act in England and Wales permits detailed regulations to be made by the Secretary of State. The regulations made under the Act have been periodically updated, rewritten or consolidated, with the latest and current version being the Building Regulations 2010.

With regard to any alterations carried out to the property in the past, we strongly recommend that you instruct your Legal Adviser to make the necessary enquiries to ensure that all appropriate consents were obtained.

Structural alterations such as the removal of chimney breasts, partitions and loft conversions are often carried out without obtaining the necessary consents. Where the means of support are concealed within the structure or casing we cannot comment on their suitability and we recommend that further investigations be carried out.

Confirmation should be obtained that all necessary Planning and Building Regulation Approvals were obtained for any alterations undertaken to the property and these documents were adhered to during the construction process.

The Surveyor will assume that all By-Laws, Building Regulations and other consents required have been obtained.

In cases of new buildings, alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or his Legal Advisors. Drawings and specifications will not be inspected by the Surveyor.

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by Statutory Notice and that neither the property nor its condition, its use or its intended use, is or will be unlawful.

H2 Guarantees

It is possible that guarantees exist for the property. However, we are not aware of any.

Your Legal Adviser is recommended to establish the existence of any guarantees and if appropriate, transfer any benefits to yourself, for example to the boiler, windows and doors.

Your Legal Advisers are responsible for checking relevant documents relating to the property these might include servicing records and any guarantees, reports and specifications on previous repair works as well as for carrying out all the standard searches and enquiries.

Confirm the extent and validity of guarantees for items such as insulation, double glazing, boiler maintenance or related work.

H3 Other matters

Elements of the property are shared with neighbouring properties e.g. boundary fencing. Please ensure you are understanding of your legal commitment to ensure they remain in a condition that is suitable. If maintenance or work is required to be conducted on these elements that are shared, that notification is given to the neighbouring property owners also prior to the work being conducted with a reasonable period of time to reply to said maintenance/works.

Confirm ownership of fencing on which sides.

The precise boundaries of the site should be identified and it should be noted which of these carry maintenance liability.

We are unaware of any development or road widening proposals that are likely to affect the property directly. We would recommend that you instruct your Legal Advisor to make the usual searches in this regard.

Your Legal Advisor should confirm the ownership and liability for footpaths and other access ways around the property.

Your Legal Advisor should confirm that there are rights of way to your property from the public highway.

The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

External locks to doors should be checked to ensure they meet your conditions or those of your insurers.

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- Edit or otherwise modify any material within the report(s); or
- Reproduce, duplicate, copy or otherwise exploit material from the report(s) for commercial purposes.



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.

Risks

I1 Risks to the building

The property is located in a coal mining reporting area, meaning coal mining activities could have taken place near the property's location in the past. It is recommended that you obtain an environmental report through your legal advisors.

All gas and electrical installations to be checked by qualified contractors prior to purchase.

Defective drainage can cause issues with dampness and subsidence.

Maintenance of main roof coverings.

It is recommended that you obtain an environmental report through your legal advisors.

You are most strongly advised to obtain competing quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above and also the responses from your Legal Adviser, we will be pleased to advise you whether or not they would cause of to change our advice we give in this report. We must advise you, however, that if you 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.

I2 Risks to the grounds

We found no evidence on the site or in the immediate vicinity to suggest the property has been affected by flooding but your Legal Adviser should make enquiries of the Environment Agency.

Defective drainage can cause issues with dampness and subsidence. Condition of the underground drains unknown.

It is not possible during the course of our inspection to determine the many different types of plants, shrubs and trees within close proximity to a property. Whilst the influence of trees may be noted, if causing damage at the time, no responsibility will be considered or attached for the future influence or damage howsoever caused by plants, shrubs and trees.

We are not aware of any environmental audit or other environmental legislation or soil survey which may have been carried out on the subject property or nearby and which may draw attention to any contamination or the possibility of such contamination. We are not aware of any factors which might suggest that the subject property has been affected by contamination but we have not carried out any specific investigations into past or present uses, either of the property or any neighbouring land on this matter. However, should it subsequently be established that contamination, seepage or pollution exists at the property or on the adjoining land or that the property has ever been put to a contamination use, this might have a material effect on the saleability and value of the property.

Whilst no evidence of Japanese Knotweed was present at the time of our inspection, we cannot rule out its presence; for example, it could be that the vendor has removed all visible signs prior to inspection. Consequently, if this of concern to you, we recommend that you obtain a report from an accredited member of an industry recognised trade association such as the property care association or the invasive non-native specialist association to confirm that it is not present, is hidden below the surface or has re-emerged since our visual inspection as part of our survey of the property.

I3 Risks to people

Electrics - No evidence of recent testing of the services was observed.

In some parts of the country, a naturally occurring and invisible radioactive gas called radon can build up in properties. In the worst cases, this can be a safety hazard. This property is in an area where some properties may potentially be affected by high levels of radon gas. You should ask the current owner if they have had the house tested for radon levels. If not, you can ask an appropriately qualified person to assess this property, however, please note the average testing period for radon is around 3 months. In most cases, remedial works (if required) are not too expensive. You should ask your legal advisor to advise you of the implications of this. If you want more information on radon gas, please visit www.ukradon.org.

While no evidence of asbestos building materials were noted, some building materials used in the house construction during this period such as the ceiling linings may contain asbestos.

It is not always easy to tell whether a product contains asbestos without specialist tests. In the event that you are at all concerned about the possibility of asbestos being within the property, you may wish to seek specialist advice prior to purchase. We recommend that the removal of asbestos based materials can be expensive and does need specialist advice.

Many building components contain asbestos but these can be difficult to identify particularly if encapsulated. There are significant health hazards associated with ingesting dust contained asbestos fibres. Once asbestos based materials have been identified care should be taken to avoid their disturbance or removal. Such work should be undertaken by a licensed asbestos contractor and this can be a significant cost.

To properly assess the extent, nature and implications of the asbestos in the property you should appoint a asbestos specialist to fully assess the risks and provide an estimate for making it safe. This should be done before exchange of contracts. The costs of the resulting remedial works are likely to be high.

Asbestos products have often been used in house construction. However, they can be particularly difficult to identify if covered or painted. The inhalation of loose asbestos fibres is a significant health hazard. You should therefore take great care to avoid disturbing or removing any material suspected of containing asbestos without first seeking specialist advice. Dealing with asbestos can be expensive.

I4 Other risks or hazards

If after reading and considering this report you intend to proceed with the purchase, we advise you send a copy of it as soon as possible to your Legal Adviser. Please draw their attention to the whole of Section I - Risks.

We are not aware of any other significant considerations affecting the property, for example, the impact of planning proposals. However, if it is possible that other relevant matters may come to light as a result of legal enquiries listed in Section H - Issues for your Legal Adviser.

We are not aware that the property is located on a significant flight path for a major airport. However, your Legal Adviser should confirm this.

Your Legal Adviser should check with the Local Authority to determine whether there are any proposals close by to develop, redevelop and/or change the use of buildings or land, which could affect you and your enjoyment of the property.

J

Property valuation

Property valuation

This valuation has been undertaken in accordance with *RICS Valuation – Global Standards* (Red Book Global Standards), which includes the *International Valuation Standards*.

In my opinion the market value on 16th February 2026 as inspected was:

£ 120,000

One Hundred and Twenty Thousand Pounds

In my opinion the current reinstatement cost of the property (see note below) is:

£ 179,000

One Hundred and Seventy-Nine Thousand Pounds

Tenure

Area of property (sq m)

Leasehold. You should ask your legal adviser to confirm this and explain the implications.

53m2

! Arriving at my valuation, I made the following assumptions:

Regarding the materials, construction, services, fixtures and fittings, etc., I have assumed that:

- an inspection of the parts that I could not inspect would not identify significant defects or a cause to alter the valuation
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings or sales incentives.

Regarding legal matters, I have assumed that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal inquiries, and all necessary planning permissions and Building Regulations consents (including consents for alterations) have been obtained and complied with, and
- the property has the right to use the mains services on normal terms, and that the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local-authority, not private, control).

Property valuation

Reminder

Your legal advisers, and other people who carry out property conveyancing, should be familiar with these assumptions and are responsible for checking assumptions concerning legal matters.

Any additional assumptions relating to the valuation

Assumptions:

- 1) No harmful or hazardous materials or techniques have been used and the land is not contaminated.
- 2) No high alumina cement concrete or calcium chloride additive or other potentially damaging material was used in the construction of the property or has since been incorporated.
- 3) There are no unusual or especially onerous covenants, restrictions, encumbrances, outgoings, or statutory notices which may adversely affect the value of the property.
- 4) The property has absolute freehold or leasehold title.
- 5) The value of the property is not affected by any matters, which would be revealed by a Local Search.
- 6) The payment for rates and services will be the responsibility of the occupier.
- 7) The property is not within a proximity of a landfill site, whereby health concerns may be raised and which may therefore adversely affect the value of the property.
- 8) Unless otherwise advised within the report, we have assumed there is no asbestos or any other form of hazardous material in the property.
- 9) The property is not adversely affected by flooding from surface water, rivers/seas, or reservoirs.
- 10) Any previous repair works carried out have been done so to an acceptable standard and appropriate materials and methods were used by the workman.
- 11) Unless otherwise advised within the report, we have assumed that the condition of the electrical supply and its components are in an adequate condition and have been tested by a qualified electrician on a regular basis.
- 12) All information supplied to us by yourself, your agent(s), or anyone acting on your behalf is accurate.
- 13) Your legal advisors have checked the appropriate planning sites as to the impact of any highway improvement proposals, comprehensive development schemes or other planning matters that could affect property values, and the results have come back negative.
- 14) Unless our enquiries have indicated otherwise, it is assumed the property's use is duly authorised or established and no adverse planning conditions or restrictions apply. Formal searches should be carried out by your legal advisors in this respect.
- 15) The ground has sufficient load-bearing strength to support any of the existing buildings and any other constructions that may be erected in the future.
- 16) There have been no contaminative or potentially contaminative uses ever carried out in the property. Should it be established that contamination, seepage or pollution exists at the property or on any neighbouring land or that the premises have been, or are being, put to a contaminative use, then this might affect the values stated in the report.
- 17) There are no abnormal ground conditions, archaeological remains, or hazardous or deleterious materials present which might adversely affect the present or future occupation, development or value of the property.
- 18) Unless otherwise advised within the report, we have assumed the property is free from rot, infestation, structural and/or design defects.

- 19) The property is not contaminated and is not adversely affected by the Environmental Protection Act 1990 or any other environmental law.
- 20) Any processes carried out on the property which are regulated by environmental legislation are properly licensed.
- 21) Any planning permissions and Building Regulation consents (including consents for alterations) have been obtained and complied with.
- 22) If leasehold, and unless advised otherwise by yourself, your agent, or anyone else acting on your behalf, we have assumed the property will have an unexpired lease term of at least 125 years.
- 23) Any further investigations recommended within this report will not lead to any onerous or excessive costs of repairs. If there are any significant costs associated with the repairs required, this should be reflected in your offer price.

If any of the assumptions are incorrect, we wish to reserve the right to alter the report and/or our opinion of valuation accordingly.

Statements:

- 1) All valuations are compliant with the latest edition of the RICS Red Book.
- 2) All valuations are carried out in accordance with the Practice Statements and Guidance Notes set out in the terms of the Valuation Standards, published by the RICS.
- 3) In the absence of any information to the contrary, no allowance has been made for rights, obligations or liabilities arising under the Defective Premises Act 1972.
- 4) Unless a RICS Level 3 Building Survey has been instructed in addition to a valuation, we have not undertaken a full building survey and not tested any services or inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible.
- 5) We have not undertaken any site investigation, geological, mining or geophysical survey and therefore cannot clarify whether the ground has sufficient load-bearing strength to support any of the existing buildings or any other constructions that may be erected in the future.
- 6) We have not included plant and machinery not forming part of the service installations of the building. Furniture and furnishings, fixtures, fittings, stock and loose tools are excluded.
- 7) No account of any goodwill that may arise from the present occupation of the property is allowed for in our valuation.
- 8) We have not carried out any environmental audit or other environmental investigation.
- 9) We have not considered the cost implication in relation to any compliance with the Equality Act 2010.
- 10) We have taken no account of any other taxation liability that may arise on disposal, or acquisition.
- 11) No allowance has been made to reflect any liability to repay any government or other grants or taxation allowance that may arise on disposal.
- 12) Our maximum liability for all advice and services provided in connection with this valuation is £1,000,000.
- 13) Our reinstatement valuation is based on RICS, BCIS or another form of verifiable published data relating to building costs. The figure provided is therefore only a very broad estimate. No allowance is given to unusual ground conditions, removal of dangerous materials and therefore should be used only as a guide.

Tenancies: N/A

Type and use of property: Residential purposes

Location: Residential - 112 Stonemere Drive, Radcliffe, Manchester, M26 1QX

Description: 2nd floor, two bedroom apartment

Accommodation: 2nd floor - living room, kitchen, 2 bedrooms, bathroom

Gross internal floor area: 53m²

Site area: N/A

Valuation date: 16th February 2026

Name of valuer: Richard Clarke

Name of firm: Cosey Homes Chartered Surveyors

Definition of market value:

“The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

Method of valuation:

Comparable.

Basis of Value:

Market Value

The Valuation Report has been prepared in accordance with the RICS Red Book – Global Standards 2024, effective from 31st January 2025.

To advise the buyer of the property value for purchase and to provide reinstatement costs.

Comparable information is typically obtained from one or more of the following sources: Government Land Registry sold house prices, Rightmove/Zoopla sold house prices, Rightmove Plus, and/or discussion with local estate agents. If necessary, we have made adjustments and assumptions to the chosen comparable properties when arriving at our valuation to allow for number of bedrooms/bathrooms, floor area size, type of property (e.g. detached, terraced, etc.), additional features (e.g. conservatories, garages, etc.), general condition and finishes, and location. Where appropriate, we may calculate the approximate percentage change in prices of the chosen comparable properties since the time of their sale to the date of valuation, using online house price calculators such as the Nationwide House Price Calculator and Acadata House Price Calculator.

Please note: The use of house price calculators is intended to illustrate general movement in prices only. Results are based on movement in prices in the regions of the UK rather than in specific towns and cities. The data is based on movement in the price of a typical property in the region, and does not take account differences in property sizes, no. rooms, etc. We are therefore required to take localised factors along with other assumptions when we assume an accurate Market Value for each property. Each property and local factors are assessed on an individual basis.

We have made adjustments and assumptions to the three comparable properties used in this report, when arriving at our adjusted valuation to allow for numbers of rooms, the plot, whether the property is detached or semi-detached, installations, general finish and for the general condition.

Comparable information & Rationale:

There have been a number of recent sales of similar properties in the same development in the last 12 months. We have used three from the same development of a similar size/style for price comparable purposes.

112 Stonemere Drive, Radcliffe, Manchester, M26 1QX

2 bed flat, (59m²), sold 28th July 2025 for £127,000

Located in same development. Similar size/style. Ground floor flat. Reasonably presented. Allocated parking.

72 Stonemere Drive, Radcliffe, Manchester, M26 1QX

2 bed flat, (57m²), sold 19th June 2025 for £125,000

Located in same development. Similar size/style. First floor flat. Well presented internally. Allocated parking.

124 Stonemere Drive, Radcliffe, Manchester, M26 1QX

2 bed flat, (57m²), sold STC 1st December 2025 for £120,000
Located in same development. Similar size/style. 3rd floor flat. Well presented internally. Allocated parking.

The subject property last sold in May 2019 for £90,000. The Nationwide house price index calculates a 38% percentage change in price in this time.

The property although suffering from general wear & tear, was reasonably presented internally, however some modernisation works will be required. The property benefits from its location in a popular area with good access to local facilities.

We feel considering its current condition, the area and the other recent sales of similar style/size properties we would value the property at £120,000.

My opinion of the market value shown could be affected by the outcome of the enquiries by your legal advisers (section H) and/or any further investigations and quotations for repairs or replacements. The valuation assumes that your legal advisers will receive satisfactory replies to their enquiries about any assumptions in the report.

Other considerations affecting value

2025 can be summarised as a year of hesitation for the UK housing market. It was a year shaped by uncertainty, high borrowing costs and political speculation, all of which weighed on buyer confidence for much of the year. According to the Royal Institution of Chartered Surveyors (RICS), buyer demand in late 2025 fell to its weakest level since late 2023.

Experts predict that the UK housing market looks set to improve in 2026. Predictions for 2026 suggest that new seller asking prices will rise by 2% by the end of the year. While this represents positive growth, it also reflects a market finding its balance after a few years of economic uncertainty.

With the Autumn Budget is now behind us, the expectation is that many movers who delayed their plans until the outcome will resume now that uncertainty has cleared.

Interest rates were cut in December 2025. Market expectations suggest further rate cuts this year, which should help mortgage rates edge lower.

With affordability improving and political uncertainty easing, buyers and sellers are making new plans following the tax changes announced in the Budget, with more people likely to make their move and house prices showing modest growth.

2026 is expected to bring a steadier and more balanced market. Growth is unlikely to be dramatic, but most signs point toward gradual improvement.

Despite this, appropriate caution should be applied when considering investment and valuation going into 2026, which could mean that the value of property may change in the short term.

The reinstatement cost has been compiled in accordance with RICS Guidance Note Reinstatement Cost Assessment of Buildings, 3rd Edition 2018.

Reinstatement Cost Assessment (RCA) is the basis adopted by the Royal Institution of Chartered Surveyors (RICS) for undertaking an appraisal of property for insurance purposes. The term reinstatement indicates to repair, reconstruct or renew assets to a condition equal to but not better than when new. This assessment is all-encompassing and can often include inspection and reporting on a wide range of properties of differing size, type and use incorporating complex structures and installations. Reinstatement

costs are calculated to rebuild the property, with costs of demolition, professional fees, any statutory authority fees and the relevance of current statute which could impact on the reinstatement cost assessment itself.

Note: You can find information about the assumptions I have made in calculating this reinstatement cost in the *Description of the RICS Home Survey – Level 2 (survey and valuation) service* provided in section M.

The reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for the property.

K

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

6843817

Qualifications

AssocRICS

Company

Cosey Homes Chartered Surveyors

Address

Unit 2 Craig Court, Standish Street, St Helens, WA10 1GJ

Phone number

03300535823

Email

Mike@coseyhomes.co.uk

Website

www.coseyhomes.co.uk

Property address

112 Stonemere Drive, Radcliffe, Manchester, M26 1QX

Client's name

Mark Cook.

Date the report was produced

24th February 2026

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

Signature

Richard Clarke

L

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 the contractors to put the 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.

M

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

Description of the RICS Home Survey – Level 2 (survey and valuation) service and terms of engagement

The service

The RICS Home Survey – Level 2 (survey and valuation) service includes:

- a physical **inspection** of the property (see 'The inspection' below)
- a **report** based on the inspection (see 'The report' below) and
- a **valuation** which is part of the report (see 'The valuation' below).

The surveyor who provides the RICS Home Survey – Level 2 (survey and valuation) service aims to give you professional advice to help you to:

- make an informed decision on whether to go ahead with buying the property
- make an informed decision on what is a reasonable price to pay for the property
- take into account any repairs or replacements the property needs, and
- consider what further advice you should take before committing to purchasing the property.

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 inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible 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 the surveyor does not move or lift insulation material, stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access 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. Until these investigations are completed, the surveyor may not be able to provide you with a market valuation figure.

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.

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 focuses on matters that, in the surveyor's opinion, may affect the value of the property if they are not addressed. The report objectively describes the condition of the elements and provides an assessment of the relative importance of the defects/problems. Although it is concise, the RICS Home Survey – Level 2 (survey and valuation) report does include advice about repairs or any ongoing maintenance issues. Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

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 2 (survey and valuation) service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency and rating in this report. In addition, as part of the RICS Home Survey – Level 2 (survey and valuation) service, checks are made for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Issues for legal advisers

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 significant 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The RICS Home Survey – Level 2 (survey and valuation) report will identify and list the risks, and explain the nature of these problems.

The valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

Market value

'Market value' is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and
- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

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

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 2 (survey and valuation) 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:

- costing of repairs
- schedules of works
- supervision of works
- re-inspection
- detailed specific issue reports and
- market valuation (after repairs)

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. Where the surveyor is also providing a valuation of the property, they have the skills, knowledge and experience to provide such a valuation, and are a member of the RICS Valuer Registration scheme.

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).

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

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

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

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

This report is for use in the UK.

Complaints handling procedure

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

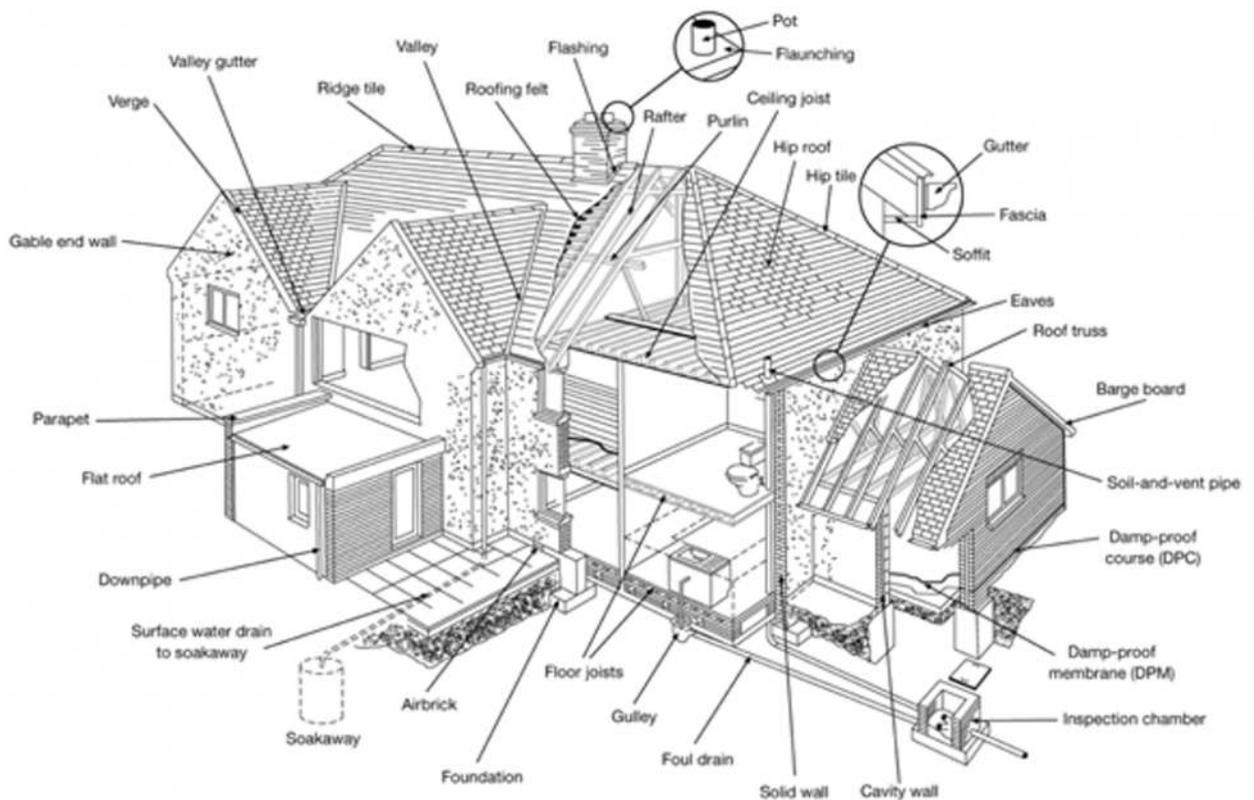
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Typical house diagram

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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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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.

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