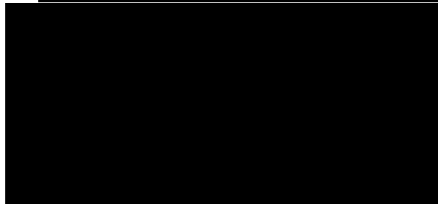


# HomeSurvey

on  
1 Bright's Close, Newton in  
Bowland, Clitheroe  
BB7 3EA



**Name and Address of Client:**



**Date of Inspection:**

**25 October 2022**

**Surveyor:**



## 1. INTRODUCTION

THIS REPORT IS A CONCISE FORM OF A SURVEY CARRIED OUT BY [REDACTED] WHO IS AN RICS REGISTERED VALUER SUITABLY QUALIFIED TO CARRY OUT VALUATIONS. IT IS IN ACCORDANCE WITH THE ATTACHED TERMS OF ENGAGEMENT, AGREED BY THE CLIENT, AND UPON WHICH THIS REPORT IS BASED. IT COMPLIES WITH RICS VALUATION STANDARDS DATED JULY 2017.

### DESCRIPTION

The property comprises a two-storey semi-detached house built circa 1950 by local authority.

### ACCOMMODATION

Ground Floor : HALL; CLOAKS; LOUNGE; KITCHEN; CONSERVATORY.

First Floor: BEDROOM 1; BEDROOM 2; BEDROOM 3; BATHROOM.

Externally : The property has garden areas to the front, side and rear but no garage or parking with it. There are two attached brick-built stores, however.

### CONSTRUCTION

Traditional construction comprising:-  
Pitched and concrete tiled roof;  
Cavity brickwork elevations;  
Solid ground floor;  
Suspended timber upper floor.

### LOCATION

The property is situated in a quiet backwater of similar properties close to the centre of the village. There are limited local amenities but fuller ones are available in Clitheroe and surrounding towns.

## 2. CIRCUMSTANCES OF INSPECTION

At the time of our visit the property was unoccupied and the floors were completely covered throughout.

The weather conditions prevailing at the time of our inspection were dry and bright.

### 3. SURVEYOR'S OVERALL OPINION

IN OUR OPINION THE PROPERTY IS CONSIDERED TO BE A REASONABLE PROPOSITION FOR PURCHASE AT THE VALUATION GIVEN PROVIDED YOU ARE PREPARED TO ACCEPT THE COST AND INCONVENIENCE OF DEALING WITH THE VARIOUS REPAIR/IMPROVEMENT WORKS NOTED. IF THESE ARE CARRIED OUT TO A SATISFACTORY STANDARD WE CAN SEE NO REASON WHY THERE SHOULD BE ANY PARTICULAR DIFFICULTIES ARISING ON FUTURE RESALE IN NORMAL MARKET CONDITIONS.

See also Section 13: Summary of Condition and Recommendations.

### 4. STRUCTURAL MOVEMENT

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

### 5. DAMPNESS, CONDENSATION & VENTILATION

#### DAMP PROOF COURSE

The damp proof course is not visible.

#### DAMPNESS

We checked the ground floor walls with our electronic damp meter and found there to be patchy high readings suggesting that the damp proof course is not entirely effective.

**ACTION:** *Instruct a specialist to investigate and provide a report.*

In properties which have had their cavities filled we have had experience of damp penetration but that does not appear to be occurring here.

#### CONDENSATION & VENTILATION

We found there to be no sign of the adverse effects of condensation during our visit.

Sub floor ventilation is not required due to there being solid ground floors.

### 6. INSULATION

The property is considered to be poorly insulated with an inadequate thickness of roof void insulation (the void has been boarded out) but there is cavity wall insulation and full double glazing to help.

## 7. TIMBER DEFECTS

We found there to be no sign of any significant fungal attack during our inspection, but one of the skirting boards in the kitchen is rotten and we cannot guarantee that rot does not occur in hidden voids, etc.

## 8. THE EXTERIOR

### ROOFS

The main roof is pitched and covered with interlocking concrete tiles. We found the slopes to be plane and free from deflection which may occur following past settlements.

A subsequent inspection of the roof void revealed the roof to be of traditional construction with timber purlins supporting rafters. However, the underside of the rafters has been lined with plasterboard. We have been unable to check the underlining felt above it. However, the roof has been stripped and re-tiled since it was built which is considered to be a plus point in a property this age. These tiles have a life expectancy of around 40 years or so.

### CHIMNEYS

The stack has been demolished and a stainless steel flue pipe put in its place.

### GUTTERS & DOWNPIPES

As it was not raining heavily at the time of our visit we have been unable to ascertain the efficiency or otherwise of the rainwater disposal system. The gutters are run in half-round section uPVC front and rear and the arrangement appears satisfactory.

### MAIN WALLS

The main walls are of brick cavity construction which have been rendered. We found the openings to be square and free from distortion which may occur following past settlements. The walls are plumb and free from bulging. The render coating has been taken down to ground level and this should be cut back and terminated with a proprietary drip mould.

On the front elevation there is a crack between the ground and first floor windows on the right side of the property and one beneath the lounge window. The former crack requires stitching across with a crack tie before cosmetic repair takes place.

There is no horizontal damp proof tray above the conservatory roof which can lead to problems with damp penetration during periods of exceptionally inclement weather. There has been some leakage in this area and further investigation is therefore required.

In properties of this age we have had experience of cavity wall tie failure and a specialist should be employed to check the condition of the ties.

**ACTION:** *Instruct a specialist to check the cavity wall ties.*

**WINDOWS,  
EXTERNAL JOINERY  
& DECORATIONS**

The window frames are double glazed uPVC. The frames are of some age with evidence of sealed unit failure noted during our inspection, and further failures are likely as anything over five years old is prone to it.

The woodwork around the roof edge would benefit from over cladding with uPVC.

There is a composite entrance door in reasonable condition. The one leading from the kitchen is somewhat discoloured requiring a cosmetic repair.

With regards to external decoration there is relatively little to treat.

**OTHER**

None.

**9. THE INTERIOR**

**ROOF SPACE**

The roof space is accessed via a trap on the landing ceiling. As stated above, the void has been boarded out. There is a firestop wall between the two properties.

**CEILINGS**

The ceilings are of plasterboard construction which have been skimmed throughout and are in reasonable condition with only minor cosmetic defects noted.

**INTERNAL  
WALLS  
&  
PARTITIONS**

The internal walls are a mixture of masonry and timber stud. We found the openings to be square and free from distortion which may occur following past settlements. Care should be taken when stripping off the decoration to prevent damage to the vulnerable surface beneath. Some remedial re-plastering may well be required upon next redecoration. There is a minor diagonal crack adjacent to the landing ceiling on the stairwell but this is not significant or progressive.

**CHIMNEY  
BREASTS,  
FLUES &  
FIREPLACES**

The chimney breasts remain in the property as built. In the lounge there is a brick breast with an inset wood burning stove. This is ventilated by way of the stainless steel flue pipe noted above. The stack has been demolished.

**FLOORS**

Due to the floors being completely covered we have been unable to check the floor surface adequately.

At ground floor level the floors are of solid concrete construction and were found to be straight and level with no undulation or depressions noted. There is an apparent crack in the kitchen floor which needs a cosmetic repair.

At first floor level the suspended timber floors are straight and level with no undue springiness or bounce present.

**JOINERY**

There is a poor range of units in the kitchen. The property is in need of some internal upgrading.

**DECORATIONS**

The decoration would benefit from freshening throughout.

**OTHER**

None.

**10. THE SERVICES**

**ELECTRICITY**

Mains service. The installation is dated and may not meet the latest (18<sup>th</sup>) Edition of the IEE Regulations.

**ACTION:** *Instruct an NICEIC Registered Contractor to test and provide a report.*

**GAS**

No service. There is no mains gas in Newton.

**WATER  
(including  
Sanitary  
Fittings)**

Mains service. Appears to be copper and polypropylene pipework, as appropriate.

Hot water is held in a pressurised cylinder in the airing cupboard in the roof space.

Sanitary fittings comprise a basic three-piece white suite with a cloakroom suite off the hallway.

**HEATING**

Heating is catered for by way of an air sourced electric heat pump serving panelled radiators. There is also a wood burning stove in the lounge. We are concerned about the apparent condition of the heat pump and recommend that this be inspected before exchange of contracts as it may well be expensive to repair and may also be inefficient in use.

***ACTION: Instruct the relevant contractor to test the heating appliance before use, on safety grounds.***

**DRAINAGE**

Drainage is assumed to be to mains sewer. Two manhole covers detected within the curtilage but neither was able to be lifted and no test was undertaken.

**OTHER**

None.

**11. SITE & OUTBUILDINGS**

The site slopes up steeply front to rear. It has garden areas to the front, side and rear but no garage or parking with it.

At the rear is a uPVC framed conservatory. This has a cavity brickwork base and a glazed roof. There is some evidence of past water ingress at the junction between the two structures and may be due to defective flashing or missing cavity tray etc. Unusually the conservatory has a timber floor which has settled noticeably and is below ground level. Further investigation is required here.

At the side of the property are two brick-built stores. These are in only fair condition and have asbestos roofs. Asbestos is a dangerous product and should not be drilled, cut, sanded etc.

It should be ensured there is adequate surface water drainage during periods of exceptionally inclement weather. The paving to the patio would benefit from taking up and relaying. The property also requires landscaping.

**12. COMMENTS FOR YOUR LEGAL ADVISER**

**TENURE**

We assume that the tenure is freehold and free from chief rent.

**REGULATIONS**

Whilst no particular adverse factors affecting the property are known or suspected, your legal adviser should make the usual formal enquiries.

**GUARANTEES**

None known to exist for this property.

**OTHER**

None known.

**13. SUMMARY OF CONDITION & RECOMMENDATIONS**

**URGENT MATTERS**

*We would recommend that you treat the following matters, all discussed earlier in this report, as matters to be investigated before exchange of contracts and remedied as soon as possible after you have completed the purchase of the property:*

*Electricity: An NICEIC Registered Contractor should test the installation.*

*Heating: Instruct the relevant contractor to test the heating appliances.*

**MATTERS  
REQUIRING  
FURTHER  
INVESTIGATION**

*We would recommend that you treat the following matters, all discussed earlier in this report, as matters to be investigated before exchange of contracts and remedied as soon as possible after you have completed the purchase of the property:*

*Walls: A specialist should check the cavity wall ties.*

**MAINTENANCE  
ISSUES**

The property is not considered to be maintenance intensive, but it does require some internal upgrading.

**14. VALUATION**

***IN OUR OPINION THE MARKET VALUE OF THE PROPERTY, AS DEFINED IN THE ATTACHED TERMS OF ENGAGEMENT, AS INSPECTED, AND WITH THE BENEFIT OF VACANT POSSESSION IS £240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS) SUBJECT TO REPORTS. HOWEVER, OUR VALUATION FIGURE IS REPORTED ON THE BASIS OF MATERIAL VALUATION UNCERTAINTY AND WE DO NOT KNOW WHAT EFFECT COVID 19 AND THE COST OF LIVING CRISIS COULD HAVE UPON THE PROPERTY MARKET IN THE FUTURE.***

**15. BUILDINGS INSURANCE REINSTATEMENT COST**

***THE ESTIMATED TOTAL REINSTATEMENT COSTS FOR INSURANCE PURPOSES IS THE SUM OF £250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS).***

**SIGNATURE**

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**SURVEYOR'S NAME AND  
PROFESSIONAL QUALIFICATIONS**

**[REDACTED] who is an  
independent RICS Registered Valuer with  
no interest in the subject property.**

**NAME AND ADDRESS OF  
SURVEYOR'S ORGANISATION**

[REDACTED]

**ISVA MEMBERSHIP NUMBER**

**DATE OF REPORT**

**26 October 2022**