

TIM STUBBS
LIMITED

RESIDENTIAL SURVEYORS AND VALUERS

Valuation Report



Property:

Tenure

It is assumed that the Property has the benefit of a freehold title, but the title deeds have not been inspected. Confirmation should be obtained from your Legal Adviser.

Tenancies

None apparent. The valuation assumes vacant possession.

Description

The Property consists of an extended semi detached cottage and comprises the following component parts: a two storey original building; a single storey extension has been added to the front; a single storey extension at the rear replaces a previous timber structure, according to the Seller. NB: A previous integral garage (which was also part of the front extension) has been converted into living accommodation.

Construction

External walls to the original building are of solid brick construction. Extension external walls are probably constructed of cavity brick and blockwork. NB. The inner leaf structure to the extension walls could not be seen but are assumed to be in blockwork. An external coating has been applied to all elevations and features a textured render surface with painted finish, with painted brickwork to the base of walls.

Roofs are of pitched design, covered by concrete tiles. The roof structure consists of a traditional timber rafter and purlin design to the main building (the roof structure was seen from the loft hatch only). No access into the extension roof voids was possible and type of roof structure provided could not be confirmed.

Floors are a mixture of solid and suspended timber construction.

Windows feature double glazed panels within white uPVC frames.

Age

It is thought likely that the original part of the building was built during the late 19th century, circa 1880, but the title deeds should be checked to clarify its age.

The age of the front extension is unknown. The replacement of the temporary rear extension with a permanent structure was completed following the Seller's occupation some 12 years ago. The age of the garage conversion work is unknown.

Accommodation

The accommodation briefly comprises:-

On the Ground Floor: Front porch extension; extended front right living room; rear kitchen; extended rear left dining room; extended front left sitting room; shower room with wc.

On the First Floor: Landing; three bedrooms; bathroom with wc.

Externally: Garden areas are located at the front and rear of the Property, a second rear garden area adjoins the rear left corner.

There are no permanent outbuildings. The inclusion within the purchase of a timber garden shed/workshop should be clarified via your Legal Adviser.

Garage and Parking

A driveway to the front of the Property provides car parking spaces and leads to a detached single garage.

Services

All mains services are available to the Property. No services or appliances were tested.

Central Heating

Gas fired boiler to a circuit of radiators.

Locational Factors

Properties in the immediate vicinity include a diverse range of types, styles and ages and this heterogeneous mix adds to the appeal of the location.

Demand for property in ... is typically good under normal market conditions.

A basic range of local shops and services is available within ... and A more comprehensive range can be found within ... town centre.

There are no known adverse environmental factors affecting However, as a precautionary measure, an environmental search should be obtained via your Legal Adviser. It is emphasized that Tim Stubbs Limited are not specialist environmental surveyors and, if the search reveals environmental issues, further advice should be obtained from the relevant expert. Tim Stubbs Limited would be able to offer an opinion regarding the effect on value and re-sale prospects.

Roads and Footpaths

Roads and footpaths to ... are made up and are assumed to be adopted by the Local Authority. This should be clarified by your Legal Adviser and the valuation assumes the Property has no liability in the respect of future maintenance of roads and footpaths.

Essential Works to be Carried Out

Further investigation into the following defect is recommended prior to a legal commitment to purchase the Property. Where repairs or renewals are recommended as a result of the investigation, an estimate should be obtained from the relevant contractor.

There are a number of deficiencies with the existing electrical installations, for example: visible cables in the kitchen have no evidence of any earthing; replacement of existing fuses with a modern consumer unit should also be considered; the electrical installations and supply cable to the shed should also be tested.

It is unlikely that electrical installations will fully comply with prevailing regulations of the Institution of Electrical Engineers (IEE). It is considered prudent, therefore, to engage a NICEIC or ECA approved electrical contractor to test electrical installations for compliance with prevailing IEE regulations. Some upgrading work will be required, although it is unlikely to result in complete replacement of the system.

General Comments

The Property has been well maintained since construction. Whilst no serious defects were identified, listed below are general issues which require early attention. Further investigation into the condition of some services is recommended and details are also provided below.

Some distortion of the roof structure to the main building was noted and this is considered typical for a property of this age. The replacement roof covering is heavier than the original tiles or slates and building regulations may have been required for the replacement roof, as detailed later under the Legal Section of this report. No significant structural stress was noted to the roof timbers and no further structural investigations are considered necessary. The age of the replacement covering is unknown, but it does not appear to be a recent improvement.

Intermittent high moisture readings were noted to the base of the interior wall between the living room and kitchen and also between the dining room and shower room. Localised damp proofing and re-plastering of this interior wall is recommended, prior to re-decoration. Further advice and an estimate for this work should be obtained from a BWPDA registered damp proofing contractor. It may be necessary to replace skirting board sections in contact with damp walls, since they may be affected by rot attack.

Rainwater fittings should be viewed under rainfall conditions and any adjustments subsequently made to junctions to ensure they are watertight. Silt and other debris should be cleared out of guttering and the angle of guttering flow checked to ensure satisfactory discharge into downpipes. Adjustment to the rear right guttering is required.

With regard to the external wall coating, some deterioration was apparent, for example: deteriorated and hollow render was noted to the base of the right side elevation, especially to the front right corner and deterioration has also occurred to the render coating to the porch; thermal or shrinkage cracking was noted to the front extension and rear elevation of the main building. Patch repair is required, since moisture trapped within the coating could cause penetrating dampness and wintertime freeze/thaw action on retained moisture could cause further damage to the coating. Re-decoration of the repaired surface is recommended.

No evidence was found of significant past or present movement to the building. However, some minor cracking was noted, for example to the render coating, although it is not known whether concealed wall surfaces are also affected by cracking. Cracking is likely to be due to normal shrinkage and/or thermal movement (the expansion and contraction of building materials due to changes in temperature and humidity). Repairs should be carried out by way of normal maintenance and should include patch repair to the render prior to re-decoration, as noted above. No further structural investigations are considered necessary.

Interstitial condensation (condensation within a double glazed panel) has occurred to the kitchen window. Similar defects may become apparent to other panels in the future. Replacement of defective glazing is recommended and an estimate should be obtained from a FENSA registered double glazing contractor.

Chimneybreasts within the kitchen, living room, dining room, bathroom and rear right bedroom have been removed. The removal of the chimneybreasts may have required Building Regulation approval and this should be investigated by your Legal Adviser, as detailed later. The support to the remaining chimneystack to the rear left is considered adequate, although slightly unconventional. Improved support is required to the rear right chimneybreast in the roof space, where either timber or RSJ support is recommended, the support to rest upon ceiling binders and/or the external wall. Further advice should be obtained from a structural engineer regarding this work, which is considered to be an improvement issue.

As a precaution, you should engage a CORGI registered heating engineer to check and service gas appliances and flues, as well as the central heating and domestic hot water systems. The valuation assumes a satisfactory outcome from this investigation, which should be completed prior to a legal commitment to purchase.

Consideration could be given to improving the energy efficiency of the building, particularly with regard to thermal insulation. Examples of such improvements include: increasing the depth of insulation within the roof space to 250mm where feasible. The depth of insulation to enclosed roof voids to the extension is unknown.

The gradient for the roof covering to the rear extension is shallow, at approximately 9°. Enquiries should be made to determine whether this extension was built with building regulation approval and, if not, further enquiries should be made of the building inspector at ... District Council regarding the required gradient for this roof. It may be necessary to increase the gradient in accordance with building regulation requirements. It is therefore important that this investigation is completed prior to a legal commitment to purchase and, if work is required, this should be fully costed via a roofing contractor.

Limitations of the Inspection

Due to the limited nature of the inspection, any list of defects contained in this report should not be considered exhaustive. It was not possible to inspect those parts of the property which are covered, unexposed or inaccessible and it cannot be guaranteed that concealed areas are free from defect. Estimates for any works required should be obtained prior to a legal commitment to purchase.

Fitted floor coverings prevented a detailed inspection of floor surfaces and no sub-floor areas were inspected. No carpets or corners of carpets were lifted as these were tightly fitted. The deduction as to the construction and condition of floors was, therefore, limited and once exposed, defects of a minor or major nature may be found.

It was not possible to gain access to the roof voids to the front or rear extensions due to there being no loft hatches. Therefore, neither the type nor condition of the roof structures could be determined. It cannot be guaranteed that concealed roof timbers are free from defect.

Vegetation growth conceals some wall surfaces and it is not possible to comment on the condition of hidden brickwork or mortar joints. Regular pruning of vegetation growth is recommended, to prevent blockage to guttering and you are reminded that vegetation growth could lead to deterioration of mortar. The extent of any deterioration may not become apparent until wall surfaces are exposed.

Inspection for dampness was limited by plasterboard lining, which has been applied to wall surfaces in the sitting room and to the right side elevation in the kitchen and rear right bedroom. Further restrictions included kitchen cupboards, sanitaryware, wall tiling and furniture. It cannot be guaranteed that concealed walls are free from dampness.

Matters to be investigated by your Legal Adviser

The following matters should be investigated by your Legal Adviser prior to a legal commitment to purchase the Property:-

- 1 The valuation assumes that all necessary Local Authority approvals were obtained and complied with in respect of the following: the front extension; conversion of the former integral garage into living space and for the rear extension, although no planning permission will have been required for this, since it replaced a previous structure. Documentary evidence should be obtained via your Legal Adviser to confirm this assumption. In the absence of documentary evidence, it may be necessary to obtain either retrospective consent or indemnity insurance cover in respect of the extension and conversion works. And further advice regarding these options should be obtained from either your Legal Adviser.
- 2 Guarantees may be available for previous damp proofing treatment, as well as for replacement windows and doors. Any valid and transferable guarantees should be obtained via your Legal Adviser.
- 3 Drainage arrangements may be shared with neighbouring properties. This should be checked via the title deeds and/or with reference to any drainage plan for the Property. If shared drains are confirmed, repair liabilities and easements should be clarified. Your Legal Adviser should obtain a drainage search from the relevant statutory drainage authority.

- 4 The Property lies within a former coal mining area and a mining search should be obtained from the Coal Authority.
- 5 Building Regulation approvals may have been necessary for the following: the rear extension, including the roof covering; the replacement roof covering to the original building; for the removal of chimneybreasts at both ground floor and first floor levels; the creation of a ground floor shower room/wc, which will have required alterations to the foul waste system; the staircase may also have been relocated and this will require building regulation approvals; support structures to first floor rooms at the junctions of the original building with front and rear extensions will also have required building regulations, although it is possible that this may have been included within building regulation approvals for the extensions. Documentary evidence to confirm these approvals should be obtained via your Legal Adviser. If no documentary evidence of provided, enquiries should be made of Building Control and the Local Authority to determine whether or not approvals would have been required and whether a retrospective consent is necessary.
- 6 The position of boundaries should be clarified with reference to the title deeds.
- 7 The property appears to have a pedestrian right of way from the rear garden across number There also appears to be a right of way across the front of the property in favour of number This appears to be both a vehicular and pedestrian right of way. All rights of way should be clarified.

Insurance Value

The Property should be insured for a minimum of £157,000.

Floor area

122 square metres gross external measurement.

Valuation in Present Condition

Taking into account the current market conditions together with the situation, nature and condition of the Property, we are of the opinion that the current "market value" is reasonably reflected in the sum of £204,500 (Two hundred and four thousand five hundred pounds).

Definition of Market Value

'Market Value' is defined as "the estimated amount for which a property 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." In

arriving at the opinion of Market Value, the Surveyor also makes various standard assumptions covering, for example, vacant possession, tenure and other legal considerations, contamination and hazardous materials, the condition of uninspected parts, the right to use mains services and the exclusion of curtains, carpets etc from the valuation. (If required, details are available from the Surveyor). Any additional assumptions, or any found not to apply, are reported.

Any parts of the Property which were covered, unexposed or inaccessible have not been inspected and, therefore, it cannot be guaranteed that those parts are free from defect. No services were tested. Drainage runs have not been inspected or tested.

Conditions of Engagement

This report does not constitute a survey of the Property - structural or otherwise. You must not assume that if defects are not mentioned in the report that all parts of the structure are free from defect. Where attention is drawn to some defects, it does not mean that other defects may not exist. Moreover, services have not been tested.

If you are proposing to purchase the Property and you wish to be satisfied as to the condition of it, you should have a Surveyor's detailed inspection and report of your own before deciding whether to enter into a contract. If the Property is of an "architectural or historical" interest or "listed" as such or is "in a conservation area" or of "unusual construction", appropriate specialist advice should be sought before carrying out works.

This report has been prepared in accordance with RICS Specification for Residential Mortgage Valuation (effective date 1st May 2003) which entitle the Valuer to make assumptions which may, on further investigation - for instance by your legal representative - prove to be inaccurate. Any exception is clearly stated.

The report is confidential to you, for the specific purpose to which it refers. It may be disclosed to other professional advisors assisting in respect of that purpose, but it should not be disclosed to any other person. Neither the whole nor any part of the report and valuation or any reference thereto may be included in any published document, circular or statement nor published in any way without written consent of Tim Stubbs Limited. We must emphasise that no liability or responsibility to third parties can be accepted in connection with our valuation.

Valuation Certificate

It is certified that the Property in this report has been inspected by Tim Stubbs Limited, that Tim Stubbs Limited valued the Property and prepared this report and that Tim Stubbs Limited are not disqualified from reporting on the Property.

.....
(signature of Valuer)

.....
(Name of Valuer and Professional Qualifications)

On behalf of:- Tim Stubbs Limited,
 171 Main Road, Smalley, Derbyshire DE7 6DT

Dated:-