

BAKEMANS LIMITED
CHARTERED SURVEYORS

Regulated by RICS



RICS Home Surveys Building Survey

Property address

39 Bentley Avenue, Bakersfield,
Nottingham, NG3 7AX

Client's name

Paul Wilson

Date of inspection

20th January 2021

Contents

- A** Introduction to the report
- B** About the Inspection
- C** Overall assessment and summary of the condition ratings
- D** About the property
- E** Outside the property
- F** Inside the property
- G** Services
- H** Grounds (including shared areas for flats)
- I** Issues for your legal advisers
- J** Risks
- K** Energy efficiency
- L** Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

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Introduction to the report

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

The Building Survey Report aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified reports; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

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

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

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

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

B

About the inspection

Surveyor's name

Afzal Shabir BSc (Hons), MBA (Warw), IRRV (Hons) REV, CMgr MCMI, FCABE, FRICS, FRSA

Surveyor's RICS number

1114737

Company name

Bakemans Limited

Date of the inspection

Wednesday 20th January 2021

Report reference number**Related party disclosure**

None to disclose.

Full address and postcode of the property

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Weather conditions when the inspection took place

The weather at the time of the survey was overcast following a period of wet.

The status of the property when the inspection took place

Vacant with limited fixtures and fittings.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

About the inspection (continued)

We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first then briefly outline the condition of the other parts. The condition ratings are described as follows.

3

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

2

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

1

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

NI

Not inspected (see 'Important note' below).

Important note: We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.



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

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

C

Overall assessment and summary of the condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of the different elements of the property (with only the worst rating per element being inputted into the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

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

Overall Opinion

3

Section of the report	Element number	Element name
E: Outside the property	E2	Roof coverings
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
	E9	Other
F: Inside the property	F4	Floors
	F8	Bathroom and kitchen fittings
G: Services	G1	Electricity
	G4	Heating
H: Grounds (part)	H1	Garage

2

Section of the report	Element number	Element name
E: Outside the property	E1	Chimney stacks
	E3	Rainwater pipes and gutters
	E4	Main walls
	E8	Other joinery and finishes
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F5	Fireplaces, chimney breasts and flues
	F6	Built-in fittings (e.g wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
	F9	Other
G: Services	G2	Gas/oil
	G3	Water
	G6	Drainage
H: Grounds (part)		

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Overall assessment and summary of the condition ratings (continued)

1

Section of the report	Element number	Element name
E: Outside the property		
F: Inside the property		
G: Services	G5	Water heating
H: Grounds (part)		

Further investigations

Please consult with the following in relation to a plan of action going forward which could include the following but not limited to:

Drainage engineer: CCTV scan drainage in case leaking pipes are washing the ground around the foundations away.

Arboriculturalist: In relation to shrubbery growth and tree root action affecting the structure of the house.

Structural Engineer: In relation to the extent of movement and the differentiation of historic and progressive movement by way of structural monitoring in the medium to long terms.

Builder: Installation of retaining walls to reduce ground heave where there are excessive slopes.

Damp and Timber Surveyor: Dampness and / or rotten timber noted in the property which requires further investigation.

Roofer: Where there is a limited inspection.

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

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

D

About the Property

Type of property

The property is a three bedroom detached bungalow.

Entrance Hallway

Lounge
4.45m x 3.96m

Dining Room
3.94m x 3.76m

Kitchen Diner
6.20m x 3.81m

Ground Floor Bathroom

Bedroom One
3.96m x 3.86m

Bedroom Two
3.51m x 2.69m

First Floor Landing

Bedroom Three
4.72m x 3.40m

Shower Room

Approximate year the property was built

1940s

Approximate year the property was extended

The property has not been extended.

Approximate year the property was converted

The property has not been converted.

Information relevant to flats and maisonettes

N/a.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

About the Property (continued)

Accommodation

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

Construction

The property is built using traditional materials and techniques. The roof is built of traditional timber rafters laid to joists supported on purlins and covered with concrete tiles. The upper floors are built of suspended timber. The lowest floor/ground floor is built of concrete and timber.

Means of escape

The property is a two storey property comprising a ground and first floor. Two storey properties of this nature require a protected means of escape from the upper floor. An escape window from a 1st storey room is not an acceptable means of escape.

A protected means of escape requires an enclosed staircase discharging to a final exit protected by fire doors to all doors opening into that protected route.

Security

The property has no burglar alarm system. Security is limited to locks on doors and windows. You should consider installing an alarm system.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

D

About the Property (continued)

Energy

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

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

Energy Efficiency Rating

The property has a current EPC (Energy Performance Certificate) available, to which the EER (Energy Efficiency Rating) is 44 with the potential to achieve a score of 74 following various improvement works.

Services (Mains)

Gas

☒

Other

No.

Electric

☒

Other

No.

Water

☒

Other

No.

Drainage

☒

Other

No.

Please see section K for more information about the energy efficiency of the property.

Central heating

Gas

☒

Electric

☐

Solid fuel

☐

Oil

☐

None

☐

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

None.

Grounds

There is a single width garage in the rear right of the property.

The property has gardens to the front and rear.

There is parking at the property provided by a blockwork driveway.

Location

This property has access to public transport by rail at Carlton Station approximately a mile and a half distant and is a short drive to the A60 road for commuters.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

About the Property (continued)

Facilities

Local facilities include schools, nursery day-care, universities, pubs, shops, parks and takeaways.

Local Environment

The property is in an area that has clay sub-soils that could affect the stability of foundations (see section J1 Risks).

The property is in an area that is unlikely to flood (see section J2 Risks).

The property is in an area that has historically been affected by mining activity that could affect the property and its grounds (see section J1 Risks).

Other Local Factors

You are advised to visit the property at different times of the day to ascertain whether there are any local issues that would not be apparent at the time of the survey. This would include evidence of anti social behaviour, noise pollution or parking issues.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX



Outside the property

Limitations to inspection

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available.

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Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior including accessible roof spaces. Camera zooms were used to inspect roof slopes, chimney stacks etc., externally.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Underground pipes and rainwater downpipes or gullies were not traced or tested. In drafting this report, we have limited comment to more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

Any costs given are estimates only and should be verified by local builders or contractors before commencing works or making a purchase decision. Bakemans Limited shall not accept any responsibility or liability for the accuracy of such costs which are reactive to micro and macro economic pressures, thus constantly changing.

1 2 3 NI

E1 Chimney stacks

Chimneys are constructed of brick and require repointing, any spall bricks will require renewal. Lime based mortar should be used to repoint the chimneys to provide the flexibility required to survive the weathering change. The flashings should be redressed using coded lead material lapped into the joints to provide a firm fix against penetrative dampness. The roof covering and chimney stack may have to be disturbed to repair the flashing and this can increase the amount of work required.

2

Chimney stacks are usually the most exposed part of the building and will naturally be prone to heavier weathering. Good maintenance is essential to prevent deterioration and damp penetration into the property. When the repair work is carried out it would be advisable to check the condition of all hidden parts to see if any other repairs are needed. Until the work is carried out, regular checks should be made internally for any possible water leakage.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 1 Blown render noted to stack. Remove.



Photo - 2 Leaning stack. Structural monitoring required.



Photo - 3 Redress flashings, Repoint work brickwork.

E2 Roof coverings

Undulation noted to slated roof. Consider renewal for age related purposes.

3

The main roof is covered with slates which are functional. There are areas of moss growth which will require periodic cleaning to prevent moisture being absorbed by the moss and tracking through the tiles. There is the odd area of ridge which requires repointing. Some slates have slipped and are missing which require repair renewal. The roof is coming to the end of its lifecycle so replacement should be considered in the short to medium term depending upon the nature and frequency of roof leaks.

Mechanical mortar free Verge, Ridge and Hips

As of 01/02/15, The BS 5534 'Code of Practice for Slating and Tiling' implemented by British Standards states that mortar alone can not be used to fix ridge and hip tiles and that even if mortar is used, then ridge and hip tiles must also be mechanically fixed. The use of mortar as a sole means of fixing roof ridge and hip tiles is now deemed as insufficient. Not only should careful consideration be given to the creation of a suitable roof mortar through the correct sand and cement mix, but ridge or hip tiles bedded with this mortar must also be accompanied by a mechanical fix. When using traditional wet-fix systems, these countersunk screws will fix directly into the mortar, in between each of the roof tiles.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX



Outside the property (continued)

These Mechanical Fixings secure the ridges & hips between each of the ridge / hip tiles, making them secure and weatherproof. You should also consider the installation of a dry verge and ridge system.



Photo - 4 Undulation noted to slated roof. Consider renewal for age related purposes.



Photo - 5 Renew flashings around dormer.



Photo - 6 Refix loose slates.



Photo - 7 Repoint ridge tiles.



Photo - 8 Repoint verges.



Photo - 9 Undulation noted to rear extension roof.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 10 Repoint verge.



Photo - 11 Refix slipped slates to rear outhouse. Or renew.

E3 Rainwater pipes and gutters

The rainwater pipes and gutters are made of upvc and functional. There is the odd gutter joint which looks weathered and may have the potential of leaking, but it is difficult to ascertain in dry weather.

2

Leaking rainwater disposal systems can lead to penetrating dampness and deterioration of the building. These should be tested to confirm water tightness prior to exchange of contracts. You should ensure that rainwater gutters and downpipes including seals and joints are regularly cleaned and maintained.

The upvc pipes look weathered and patch repaired which ruins the aesthetics of the building. The client is advised to renew the weathered sections on the basis of aesthetics alone.

Sagging: If your gutters are sagging, extra supports should be added so that the entire length is fully supported and fits flush to the walls. These supports are usually attached to the fascia boards, and if the fascia is rotted, broken, or uneven, that may need to be replaced as well.

Slope : Guttering needs to have a constant 1:40 slope to the outlet in order to ensure proper drainage. Sometimes support brackets may have to be adjusted to ensure that this requirement is met.

Guttering Materials : Guttering is manufactured from many different materials, such as cast iron, PVCu, aluminium, lead, zinc, steel (galvanised or painted), copper, and more. The material from which your gutters are made will determine the best methods for repair, as well as influencing the cost of such repairs.

PVCu guttering: This type of guttering does tend to develop leaks at the joints due to perishing of the rubberised gaskets that are used to join the lengths. It is also susceptible to damage from ladders that are leaned against it and to warping and sagging caused by insufficient support or broken gutter brackets. In addition, period homes might already be fitted with older metal guttering that should be matched when being repaired or replaced. PVCu is the most commonly used material for guttering today. Unlike the metal guttering used in the past PVCu guttering will not rust or corrode. It's also lighter and cheaper than the older metal gutters.

Downpipes: If you have cleared your gutters of all leaves and debris and repaired other defects, but

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

E

Outside the property (continued)

find that your gutters are still leaking, it may be necessary to install new downpipes. In terraced houses, there is often an insufficient number of downpipes to start off with. The ideal number of downpipes is one per three small terraced houses, although one per two is even better.



Photo - 12 Upvc rainwater goods appear functional.



Photo - 13 Renew faded sections for aesthetic purposes.



Photo - 14 Upvc soil stack.



Photo - 15 Unblock rear gutters.

E4 Main walls

There is evidence of ground based movement and the soils are clay based in this area which are known to contribute to ground movement.

2

Movement Severity Level: Moderate

The outside walls are built of brick and block construction with an air gap between the inside and outside faces (called a cavity wall) and covered with render. Where visible, the walls have a barrier against dampness rising from the ground (called a damp proof course or DPC).

Where the DPC is within 150mm of the ground level there is a risk of it being breached by rainwater splashback.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)

Where the walls are covered with vegetation then there is a risk to the mortar/render being damaged by the plants attaching themselves to the walls. There is also a risk of breaching the DPC as the vegetation hold the moisture against the property.

Some sections of render look like they have been repaired, especially around openings which suggests historic movement. The client is advised to proceed with caution and satisfy themselves that they are happy with the ground conditions which may be a contributory factory to ongoing movement in the property.

Category Crack width Definition: 0 Hairline 0.1mm Hairline cracking which is normally indistinguishable from other causes such as shrinkage and thermal movement No action required 1 Up to 1mm Damage generally restricted to internal wall finishes; cracks rarely visible in external brickwork. Fine cracks which can easily be treated during normal decoration. 2 Up to 5mm Cracks not necessarily visible externally; Doors and windows may stick slightly and require easing and adjusting. Cracks easily filled. Recurrent cracks can be masked by suitable linings some repointing may be required externally to ensure weather tightness. 3 5 – 15mm Doors and windows sticking. Service pipes may fracture. Weather tightness often impaired. Cracks which require some opening up and patching by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. 4 15 – 25mm Windows and door frames distorted, floor sloping noticeably. Walls leaning or bulging noticeably, some loss of bearing in beams. Service pipes disrupted. Extensive damage that requires breaking-out and replacing sections of walls, especially over doors and windows. May require partial rebuilding 5 Greater than 25mm Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability. Structural damage which requires a major repair job involving partial or complete rebuilding.

The external walls to the main house are rendered with a concrete based screed and painted finish. The render is damp penetrated and undulated. The windows require recloaking to prevent further damp penetration to the render. You are advised to remove the render and make good the brickwork or renew with insulated render to maintain a rendered finish. To repair the render you can remove a square of render around the affected area and basecoat and render this area. This involves taking an angle grinder and trying to remove a clean square around the impacted area. Unfortunately, there will always be an issue of scarring where the new render meets the old render. This is a consequence of the fact that the render is so thin, there is simply no way the two sections can be blended together without visible scarring. The square (marked out using rendering tape) ensures that despite any scarring being visible it is still neat. A more expensive solution is to basecoat the whole panel and re-render the elevation.



Photo - 16 Movement noted to front bay render.



Photo - 17 Differential movement noted to front bay.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 18 Penetrative dampness noted to side elevation render.



Photo - 19 Low level rising dampness noted to front elevation render.



Photo - 20 Remnants of shrubbery growth evident to front elevation.



Photo - 21 More vegetation growth remnants noted to side elevation.



Photo - 22 Patch repairs evident to render.



Photo - 23 Remove shrubbery growth from render.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)

E5 Windows

Upgrade single glazed timber windows for thermal efficiency purposes.

3

Upvc double glazed windows appear functional but are externally beaded which may be a security concern.

PVCU (Unplastercised Poly Vinyl Chloride) is a common material for the production of window and door frames. The quality of the plastic can vary, which will impact upon performance over time and it is impossible to recognise this from a superficial inspection. Key loading members of the frames often have to be strengthened, usually with metal, but the strengthening is hidden within the frame and we cannot confirm its presence, condition or comment on long term durability.

Since April 2002 replacement double glazing required Building regulation approval or alternatively a certificate under an approved self assessment scheme such as FENSA which guarantees a minimum level of performance. The double glazing to the property appears to predate these requirements and will also be outside of any guarantee that may have been provided when first installed. The remaining life of the installation may be limited.

You should ask your legal adviser to check whether the replacement windows have either building regulation approval or have been installed by a contractor registered with FENSA (see section I2).



Photo - 24 Upgrade single glazed timber windows for thermal efficiency purposes.



Photo - 25 Upvc double glazed windows appear functional but are externally beaded which may be a security concern.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

E

Outside the property (continued)



Photo - 26 Penetrative dampness noted to rendered walls.



Photo - 27 More penetrative dampness noted.



Photo - 28 Remove render and make good brickwork underneath or renew with insulated render.



Photo - 29 Leaking gutters noted leading to penetrative dampness around openings.



Photo - 30 Moderate movement noted to rear openings.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)

E6 Outside doors (including patio doors)

The front door is made of upvc design and appears functional.

3

The rear door is made of upvc design and appears functional.

PVCU (Unplastercised Poly Vinyl Chloride) is a common material for the production of door frames. The quality of the plastic can vary, which will impact upon performance over time and it is impossible to recognise this from a superficial inspection.

Key loading members of the frames often have to be strengthened, usually with metal, but the strengthening is hidden within the frame and we cannot confirm its presence, condition or comment on long term durability.

Since April 2002 replacement double glazing required Building regulation approval or alternatively a certificate under an approved self assessment scheme such as FENSA which guarantees a minimum level of performance.

The double glazing to the property appears to predate these requirements and will also be outside of any guarantee that may have been provided when first installed. The remaining life of the installation may be limited.



Photo - 31 Upvc front door noted. Ensure glazing is made shatterproof.



Photo - 32 Rear upvc door noted too.

E7 Conservatory and porches

Renew dilapidated rear door canopy.

3

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

E

Outside the property (continued)



Photo - 33 Renew dilapidated rear door canopy.



Photo - 34 Timber single glazed rear porch frame requires upgrading.

E8 Other joinery and finishes

Penetrative dampness noted to timber soffits from eaves slates and leaking or blocked gutters.

2

Remove nails to broken side gate frame to avoid various liability claims.

The fascias soffits and barge boards are formed in timber and PVC. These appear to be in generally satisfactory condition but a closer inspection may reveal areas of rot behind guttering. Bearing in mind that the plastic roof level joinery is likely to have been fixed over the original elements, some repairs may well be found to be necessary when routine maintenance is carried out.

Outside decorations help keep the property in satisfactory condition. Without a protective finish, parts will quickly deteriorate requiring extensive repairs. To prevent this, the outside surfaces should be redecorated now.

To safely repair parts of the property at higher levels, contractors will have to use appropriate access equipment (for example scaffolding, hydraulic platforms, etc.). The dwelling is a traditionally constructed property so you may have to use decorative materials that suit this type of building as modern paints can damage older timber. You should use contractors experienced in this type of work and this may add to the cost. Older paint surfaces (usually those applied before 1960) may contain high levels of lead that can be a safety hazard when disturbed. You should follow the recommendations of the Health and Safety Executive when redecorating (see www.hse.gov.uk).

The timber fascias require rubbing down and redecorating. Rotten timber should be cut back at least 450mm and then new timber should be spliced in and redecorated.

Asbestos soffits (if any) will require removal from an approved and licensed asbestos removal firm prior to any works being undertaken near this area. The other option is to encapsulate the asbestos to prevent its disturbance. In any case, please consult with a licensed asbestos management firm and / or an asbestos surveyor.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 35 Timber fascias and soffits noted.



Photo - 36 Redecorate timber fence lines to front.



Photo - 37 Redecorate timber fence line to front.



Photo - 38 Redecorate rear timber fenceline.



Photo - 39 Penetrative dampness noted to timber soffits from eaves slates and leaking or blocked gutters.



Photo - 40 Remove nails to broken side gate frame to avoid various liability claims.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

E

Outside the property (continued)



Photo - 41 Check for invasive weeds.



Photo - 42 Redecorate rear timber fence lines.



Photo - 43 Remove vegetation from rear timber fence lines.

E9 Other

Repoint copings and worn mortar to brickwork to front boundary wall.

3

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 44 Rub down and redecorate metal gate to side elevation.



Photo - 45 Bricked up door noted to neighbouring structure.



Photo - 46 Resurface worn concrete path to rear side elevation.



Photo - 47 Remove vegetation growth and check for invasive weeds.



Photo - 48 Resin repairs required to cracked path.



Photo - 49 Resin repairs required to cracked path to front.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 50 Repoint copings and worn mortar to brickwork to front boundary wall.



Photo - 51 Realign copings.



Photo - 52 Remove vegetation from front pavers and rebed.



Photo - 53 Remove vegetation from steps.



Photo - 54 Resurface broken front side path.



Photo - 55 Remove vegetation from raised bed areas.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Outside the property (continued)



Photo - 56 Remove vegetation from pavers and rebbed to rear.



Photo - 57 Limited access to side.



Photo - 58 Check for invasive weeds.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX



Inside the property

Limitations to inspection

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

The presence of floor coverings throughout prevented a full inspection. No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available.

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Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior including accessible roof spaces.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Where a house has extensive floor coverings, this again limits the inspection possible, particularly of floor surfaces.

The calculations of the load bearing capacity of floors have not been carried out and we can give no opinion to their strength or suitability for your purposes. In drafting this report, we have limited comment to more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

Any costs given are estimates only and should be verified by local builders or contractors before commencing works or making a purchase decision. Bakemans Limited shall not accept any responsibility or liability for the accuracy of such costs which are reactive to micro and macro economic pressures, thus constantly changing.

1 2 3 NI

F1 Roof structure

Eaves hatches and loft hatch are screwed shut hence inaccessible.

NI

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)

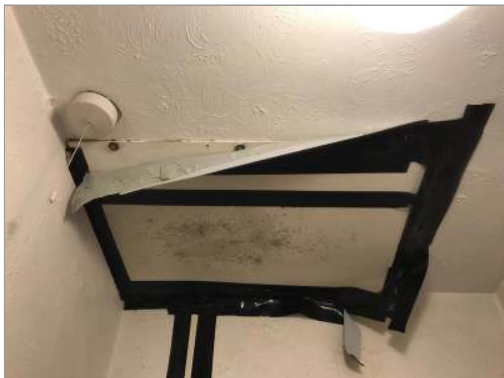


Photo - 59 Loft hatch to rear bathroom lobby is screwed shut.



Photo - 60 Eaves hatch to ensuite is screwed shut.

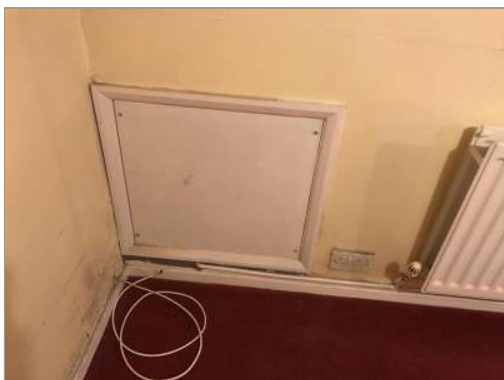


Photo - 61 Bed 2 eaves hatch is screwed shut.

F2 Ceilings

The ceilings are made of a mixture of older plaster supported on thin wooden strips (called 'lath and plaster'). Under normal use older 'lath and plaster ceiling' (usually before the 1940s) can become unstable when the layer of plaster becomes detached from the laths beneath. Although I could see no particular problems now, you should expect more repairs in the future especially when you redecorate.

2

There is evidence of hairline cracks to some of the lath/plaster ceilings which will require repairs such as overboarding and skimming.

A textured decorative coating covers some of the ceilings. This may contain small amounts of asbestos fibres and if disturbed, they could be a safety hazard (see section J3 Risks). If the ceiling needs decorating or repairing, you will have to use a contractor experienced in this type of work or an asbestos specialist.

Some ceilings showed evidence of movement related cracks which will require further investigation as part of the movement noted around the property.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)

Some ceilings exhibited signs of historic leaks, which will require stain blocking and redecoration, while other ceilings exhibited signs of past repairs and required a renewal.



Photo - 62 Joint repairs required to artexed lounge ceiling.



Photo - 63 Joint repairs required to rear bed 1 artexed ceiling.



Photo - 64 Joint repairs required to artexed hallway ceiling.



Photo - 65 Movement noted to landing staircase artexed ceiling.



Photo - 66 Joint repairs required to artexed top floor bed 2 ceiling.



Photo - 67 Joint repairs required to artexed ensuite ceiling.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)



Photo - 68 Joint repairs required to artexed bed 2 ceiling.

F3 Walls and partitions

Patch repairs required to artexed stud partition to bathroom and rear lobby. Test for asbestos before disturbing.

2

Historic movement related repairs noted to rear bed 1 window opening area.

The internal non load bearing walls are constructed of plasterboard fixed to timber battens / formwork and with a skimmed finish.

The internal load bearing walls are constructed of brick and plaster. The walls to the majority of the house are in good condition and need little work. However some walls are exhibiting signs of movement and have been repaired or require further repairs.

Low level blown plaster was noted to the kitchen, dining room downstairs and lounge which could be attributed to rising dampness and a bridged dpc externally. Further investigation from a damp proofing specialist will be required to substantiate this.



Photo - 69 Patch repairs required to artexed stud partition to bathroom and rear lobby. Test for asbestos before disturbing.

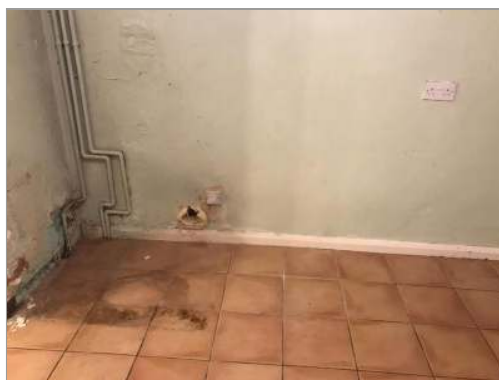


Photo - 70 Low level blown plaster noted to kitchen.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)



Photo - 71 Mould noted to kitchen wall.



Photo - 72 Low level damp plaster noted to low level kitchen.



Photo - 73 Movement noted to rear door reveal.



Photo - 74 Low level damp plaster and mould noted to dining room.



Photo - 75 Moderate movement noted to front lounge bay window wall.



Photo - 76 More movement noted. Structural engineering consultation required.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)



Photo - 77 Low level damp plaster noted to lounge.



Photo - 78 Patch repairs required to lounge walls.



Photo - 79 Historic movement related repairs noted to rear bed 1 window opening area.



Photo - 80 Movement noted to rear bed 1 wall.



Photo - 81 Low level blown plaster noted to rear bed 1.



Photo - 82 Movement noted to rear bed 1 wall to side.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)



Photo - 83 Poorly plastered wall noted to bed 2.



Photo - 84 Minor movement noted to rear wall to bed 2.

F4 Floors

All floors were covered with carpets or other fixed coverings which were not lifted. Consequently, floor surfaces and subfloor areas could not be inspected.

3

The floors to the kitchen and bathroom should ideally be non slip to counteract the humid nature of these rooms and safeguard users and occupants from potential falls.

The floors to the ground floor are built of concrete and timber.

The first floor is constructed of suspended timber design and assumed to be bedded into the inner leaf of the blockwork to the main external walls.

The floorboards to the landing appeared to have excessive give in them due to wear and tear, which suggests they will require repacking up in the short term.

Further investigation required by joiner / flooring contractor when lifting floor boards to pack them up to check the adequacy of the floor joists - you may also need the services of a structural engineer.



Photo - 85 Pack up sloping floor to low level kitchen.



Photo - 86 Pack up sloping floor to lounge.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)



Photo - 87 Pack up sloping floor to rear bed 1.



Photo - 88 Pack up sloping floor to landing.



Photo - 89 Pack up sloping floor to ensuite.



Photo - 90 Pack up sloping floor to top floor bedroom.

F5 Fireplaces, chimney breasts and flues

All heating installations should be installed and serviced regularly (usually every year) by an appropriately qualified person (see section G4).

2

You should ensure all fuel based fittings are tested before use. You should ensure that the flues are properly lined and in a safe condition prior to use (HETAS tested). The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. If you intend to use any of these fireplaces they would also require sweeping and adequate hearths etc., provided.

All other redundant flues should be properly capped and ventilated, internally and externally, in order to minimise the risk of damp penetration occurring.

What types of fuel are being banned and when?

Sales of two of the most polluting fuels, wet wood and house coal, will be phased out from 2021 to 2023. Sales of all bagged traditional house coal (through retailers, supermarkets and DIY stores) will be phased out by February 2021.

Loose coal sold direct to customers via approved coal merchants will end by February 2023.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)

Sales of wet wood in units of under two cubic metres (such as at DIY stores and garden centres) will be restricted from sale from February 2021.

Wet wood sold in larger volumes will need to be sold with advice on how to dry it before burning from this date.

Manufacturers of solid fuels will also need to show their products have a very low sulphur content and only emit a small amount of smoke.

These regulations will apply in England only.



Photo - 91 Open fire noted to dining room.



Photo - 92 Gas fire noted to lounge.



Photo - 93 Low level blown plaster noted to lounge chimney breast.



Photo - 94 Renew missing skirting to hearth.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)



Photo - 95 Low level blown plaster noted to dining room chimney breast.m

F6 Built-in fittings (e.g wardrobes)

Penetrative dampness noted to boiler cupboard from pitched roof above.

2

Built-in fittings can sometimes conceal defects and signs of dampness/condensation in the structure behind, which will only become apparent when they are removed.



Photo - 96 Penetrative dampness noted to boiler cupboard from pitched roof above.



Photo - 97 Redecorate boiler cupboard.

F7 Woodwork (e.g. staircase and joinery)

Ensure internal glazing is made shatterproof.

2

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)



Photo - 98 Install door stops to internal doors.



Photo - 99 Ensure internal glazing is made shatterproof.



Photo - 100 Movement noted to rear lobby door frame.



Photo - 101 Ensure internal glazing is made shatterproof.



Photo - 102 Refix lounge meter cupboard.

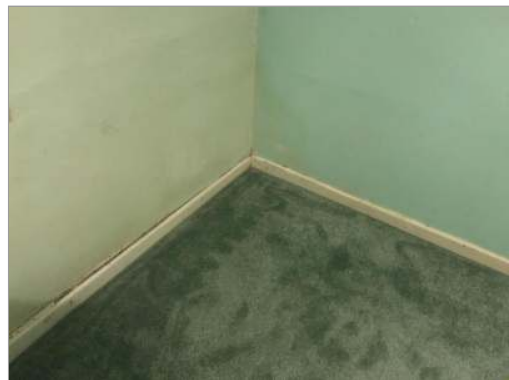


Photo - 103 Refix timber skirtings to rear bed 1 and seal them.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Inside the property (continued)

F8 Bathroom and kitchen fittings

The sealants around the edges of baths and wash hand basins can leak and damage adjacent surfaces. If not repaired quickly, wood rot can soon develop. The boxing and panelling around baths and other appliances can keep these problems hidden.

3


Photo - 104 Modern four piece bathroom noted to rear of property.



Photo - 105 Upgrade dated boiler cupboard doors.



Photo - 106 Kitchen appear semi modernised.



Photo - 107 Ensuite to bed 2 requires modernisation.

F9 Other

Smoke / heat detectors should be mains operated within the home and located on landings and hallways amongst other circulation spaces and enclosed rooms which do not lead out onto escape routes.

2

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

F

Inside the property (continued)



Photo - 108 Smoke detector noted to hallway.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Services

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

Limitations to inspection

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect. The presence of floor coverings throughout prevented a full inspection.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests, we cannot give warranty as to their condition, design or efficiency.

The suitability of the mains supplies and acceptability of the installation connected to them is something on which the water and electricity companies have the final word. Underground pipes and rainwater downpipes or gullies were not traced or tested.

Any costs given are estimates only and should be verified by local builders or contractors before commencing works or making a purchase decision. Bakemans Limited shall not accept any responsibility or liability for the accuracy of such costs which are reactive to micro and macro economic pressures, thus constantly changing.

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

1 2 3 NI

Upgrade dated fusebox to lounge meter cupboard to split load rcd protected consumer unit.

3

Mains electricity supply is installed, with an external meter and consumer unit located internally. The observed wiring and fittings appear to be relatively modern, but current guidelines recommend that electrical installations should be tested every five years or upon change of ownership and you should strictly adhere to this advice. If no guarantees etc are available, then the system should be tested by a qualified electrician (preferably NICEIC/NCA registered), prior to entering into any legal commitment to purchase.

No RCD protection to the consumer unit, an upgrade will be required in the short term if carrying out further electrical works.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

G

Services (continued)



Photo - 109 Upgrade dated fusebox to lounge meter cupboard to split load rcd protected consumer unit.

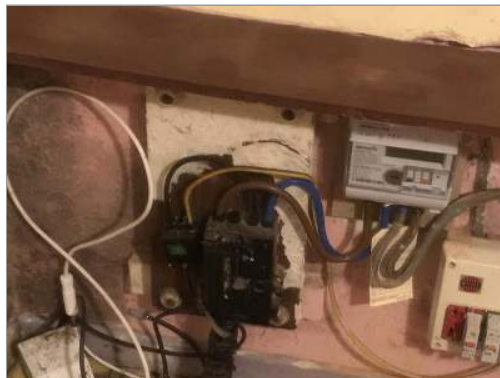


Photo - 110 PME board may contain asbestos. Test before disturbing.

G2 Gas/oil Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a appropriately qualified Gas Safe Engineer or Registered Heating Engineer and in line with the manufacturer's instructions. For tenanted properties by law a 12 monthly gas safety check must be carried out on every gas appliance/flue. A gas safety check will make sure gas fittings and appliances are safe to use. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

Mains gas appears to be connected. In view of the complexity of regulations and safety implications, we recommend an inspection of the installation etc. by the appropriate gas company.

2



Photo - 111 Gas meter noted to side.

G3 Water

Your legal advisers should ensure that mains water supply is available.

2

Plumbing where seen is run in copper.

Sanitary fittings are relatively modern and serviceable, although were not inspected in detail. Some

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Services (continued)

general wear and tear was noted.

Flexible sealants should be provided at the junction between sanitary fittings and surrounding surfaces, to minimise the risk of water over spillage.

Consider upgrading stop tap to a sure stop.



Photo - 112 Water meter and stop tap noted to base unit.

G4 Heating

Space heating is provided by way of a boiler and panelled radiators.

3

You should confirm if there are any maintenance records for the domestic hot water system and, if not, it should be tested by a Gas Safe Registered Gas engineer, prior to entering into any legal commitment to purchase with all recommendations implemented.



Photo - 113 Upgrade dated panel radiators to modern convector type.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

G

Services (continued)

G5 Water heating

Modern combi boiler noted to rear airing cupboard adjacent to bathroom.

1

The hot water is provided by the main heating boiler that also provides instantaneous hot water without a storage tank.

You should confirm if there are any maintenance records for the domestic hot water system and, if not, it should be tested by a Gas Safe Registered Gas engineer, prior to entering into any legal commitment to purchase with all recommendations implemented.



Photo - 114 Modern combi boiler noted to rear airing cupboard adjacent to bathroom.

G6 Drainage

The property is connected to the public sewer and the drainage system consists of a separate drain for both surface water (rainwater, water from yard drains) and foul water (waste water from WCs, baths, showers sinks, basins and dishwashers).

2

In older properties, both foul and surface water go into the same pipes while newer properties keep the two in separate pipes.

Downpipes discharge into gully pots or directly into the ground. The existence of soakaways, however, cannot be confirmed. There is a connected soil and ventilation pipe.

The ground around the manhole looks like it has been affected by movement hence the need to patch repair around the benching and the emanating diagonal cracks around it. You are advised to undertake a CCTV scan of the drainage runs in case a broken drain is allowing water to seep underground and wash away the foundations causing further ground movement.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Services (continued)



Photo - 115 Rear manhole.

G7 Common services

NI

G8 Other services/features

NI

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX



Grounds (including shared areas for flats)

Limitations to inspection

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

Any costs given are estimates only and should be verified by local builders or contractors before commencing works or making a purchase decision. Bakemans Limited shall not accept any responsibility or liability for the accuracy of such costs which are reactive to micro and macro economic pressures, thus constantly changing.

1 2 3 NI

H1 Garage

Ponding noted to flat roof. Renew felt covering to roof and remake falls.

3



Photo - 116 Blown render noted to walls.



Photo - 117 Ponding noted to flat roof. Renew felt covering to roof and remake falls.



Photo - 118 Upgrade window for security purposes.



Photo - 119 Unblock upvc gutters.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Grounds (including shared areas for flats) (continued)



Photo - 120 Splice repairs required to rotten timbers.



Photo - 121 Remove vegetation from walls.



Photo - 122 Upgrade timber door for security purposes.



Photo - 123 Check for invasive weeds.



Photo - 124 Door stuck

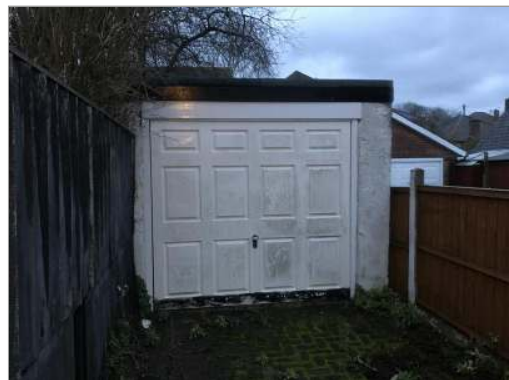


Photo - 125 Redecorate garage door.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

H

Grounds (including shared areas for flats) (continued)



Photo - 126 Blown concrete noted.



Photo - 127 Remove vegetation and low level rising dampness noted.



Photo - 128 Renew door which does not fully close at base. Incorrectly sized.

H2 Permanent outbuildings and other structures

NI

H3 Other

The boundaries of the property consist of fencing and brickwork. 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). Using this information, you should ask an appropriately qualified person to identify the true position of the boundaries.

Patios and paved areas can provide external areas that can enhance the quality of a property's garden. However, they must be kept in satisfactory condition otherwise this could present a safety hazard to users.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Issues for your legal advisers

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

I1 Regulation

You should ask your legal adviser to confirm whether the improvements and modifications to the property have received Planning Permission and Building Regulations approval including a Building Regulations Completion Certificate from the local council or Approved Inspector and advise on the implications.

I2 Guarantees

You should ask your legal adviser to confirm whether there are any works covered by a guarantee or warranty and advise on the implications.

I3 Other matters

If part of the property is shared with the neighbouring owner, before you carry out any repairs or alterations, you may have to get their agreement to undertake the work. You should ask your legal adviser to confirm this and explain the implications. Conveyancers to advise of the implications of the Party Wall Act 1996.

If the property is situated in a mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities prior to purchase. In the absence of a formal register recording land contaminated by previous industrial, refuse or other such uses, it is prudent to investigate the history of a site in order to ensure it is unaffected.

Checks should be made into any tree preservation orders in relation to trees surrounding the curtilage of the site.

Your responsibilities for the maintenance of boundaries should be established, via your conveyance, and routine expenditure will be required.

There do not appear to be any adverse easements, servitudes or wayleaves that affect the property but your conveyancer should be asked to verify the situation.

The road is believed to be made and adopted by the Highways Authority, but confirmation from your conveyancer is recommended.

Connection to mains drainage should be established via enquiries before purchase and your conveyance should verify the maintenance and repairing responsibilities in respect of any shared drains/sewers.

The property is not believed to be adversely affected by highway or development proposals, but your conveyancer should check in the normal pre-contract enquiries.

There are no other known local factors believed to adversely affect the property although your conveyancer should verify this.

That the highway is adopted by the local authority.

That there is adequate provision for all reciprocal rights in respect of shared drainage and other services and for the maintenance thereof where these are shared with neighbouring property or are not independent connections to mains serving this property.

Confirm where possible the position of the boundaries and responsibility for maintenance thereof where these

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

I

Issues for your legal advisers (continued)

are shared with neighbouring property.

Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property. Ensure that there are no outstanding debts in respect of credit agreements relating to the property, fittings or contents remaining.

Ensure that any conditions attached to any Grant Aid have been satisfied. Ensure that there are no road improvements or development proposals which would be detrimental to the property.

Repairs or alterations to party structures should only be undertaken after consultation and agreement with adjoining owners in full compliance with the 1996 Party Wall Act

Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to a legal commitment to purchase the property.

You should immediately forward a copy of this report to your conveyancer with the request that they check all legal matters. Some of the legal enquiries necessary may be highlighted in other sections of the report.

We would strongly recommend that you arrange for any builders or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

It is also recommended that any future repairs only be undertaken by competent contractors experienced in buildings of this age and type. .

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

You are also recommended to seek professional advice in respect of all planning and the supervising of any intended structural alterations.

For more information on property care and further investigations, please visit the following website:
<http://www.property-care.org/>

For more information on engineering investigations, please visit the following website:
<https://hoa.org.uk/advice/guides-for-homeowners/i-am-improving/need-structural-engineer/>
or
<https://www.istructe.org/find-an-engineer/members-directory/>

For more information on local authority planning and building control consents, please visit the following website:
https://www.planningportal.co.uk/approved_inspectors_directory

I have been told by the estate agent's listing that the property is freehold. You should ask your legal adviser to confirm this and explain the implications.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Risks

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

J1 Risks to the building

The property is in an area that has clay sub-soils that could affect the stability of foundations.

The property is affected by building movement but I could not identify the cause. Please see the sections related to the external walls and further investigations.

The property is affected by dampness caused by rising ground water and a lack of a performing dpc. Please see the section on external and internal walls as well as floors and further in investigations.

The designs and methods used in buildings are continually improved and this property would not comply with current standards in some respects, but this is true of the vast majority of the country's housing. We would strongly recommend that you arrange for any builders or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

It is also recommended that any future repairs only be undertaken by competent contractors experienced in buildings of this age and type.

Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items. You are also recommended to seek professional advice in respect of all planning and the supervising of any intended structural alterations.

J2 Risks to the grounds

According to the Environment Agency (the Government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding.

I saw evidence of previous movement to this property. You should ask your legal adviser to check whether there has been any previous movement problems and whether the local mining authority has previously made any payments or carried out repairs on this property (see section I3).

J3 Risks to people

This property is not in an area affected by radon.

J4 Other

Owners of properties older than 2000 are advised to test for the presence of asbestos in any refurbishment work to be carried out. Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions. Its use in asbestos cement products is not considered hazardous if the products are left undisturbed however workmen, including decorators, who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the environmental health office of your local council. Normally the removal of asbestos products from buildings has to be carried out by especially licensed firms operating to stringent safety standards which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without utilising specialist expensive facilities although obviously reasonable safety precautions should be taken to prevent the creation of dust, the

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

J

Risks (continued)

spread and inhalation of dust by all persons within the building either during the operations or afterwards and the removed material disposed of to the appropriately licensed tip, the location of which can be ascertained from your local council.

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

Energy efficiency

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

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

K1 Insulation

Current Building Regulations requires a minimum of 300mm (12 inches) of insulation quilt to be provided. Further details on improving the energy performance of the property can be obtained by viewing the Energy Performance Certificate, which should be available with the selling agent. If not, I recommend you ensure you obtain prior to purchase.

K2 Heating

The property is heated by a gas fired boiler controlled central heating system with radiators. The maintenance costs will increase over time and many boilers may need replacing after 10 or 15 years. Therefore, you should plan to replace the heating system in the future. You should ask your legal adviser to confirm the validity of the evidence.

K3 Lighting

Low energy light fittings should be used whenever possible to conserve power and energy consumption. Further details on improving the energy performance of the property can be obtained by viewing the Energy Performance Certificate, which should be available with the selling agent. If not, I recommend you ensure you obtain prior to purchase.

K4 Ventilation

It is essential for insulated roof voids with underfelt to be ventilated, to reduce the risk of condensation and consequent rot to timbers. No evidence of significant condensation was noted at the time of inspection elsewhere. Dry forms of heating and good ventilation should help to minimise this risk. Mechanical extraction should be used in areas of high humidity where condensation is a problem. A current EPC is available for the property giving detailed information on energy efficiency matters together with recommendations for a range of improvements and details of where funding support may be available. It is recommended that this is fully considered prior to entering into a legal commitment to purchase.

K5 General

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX



Surveyor's declaration

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

Signature

Surveyor's RICS number

1114737

Qualifications

BSc (Hons), MBA (Warw), IRRV (Hons) REV, CMgr
MCMI, FCABE, FRICS, FRSA

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Clients name

Paul Wilson

Date this report was produced

Fri 29th Jan 2021

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

Property address

39 Bentley Avenue, Bakersfield, Nottingham, NG3 7AX

What to do now

Getting quotations

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

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

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

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

Further investigations

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

Who you should use for these further investigations

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

What the further investigations will involve

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

When to do the work

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

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

Warning

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

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

Description of the RICS Building Survey Service

The service

The RICS Building Survey Service includes:

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

The surveyor who provides the RICS Building Survey Service aims to give you professional advice to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which needs to be obtained before committing to purchase.

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

The inspection

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

The surveyor does not force or open up the fabric without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges in each case on an individual basis.

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

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

Services to the property

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

Outside the property

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

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

Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains,

lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than their normal operation in everyday use.

Dangerous materials, contamination and environmental issues

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

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

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'duty holder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the duty holder.

The report

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

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

- A Introduction to the report
- B About the inspection
- C Overall assessment and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy Efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

Condition ratings

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

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

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

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

NI – not inspected.

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

The surveyor does not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

Description (continued)

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will present the energy-efficiency rating in this report, but does not check the rating and cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the energy efficiency section of the report, but this is not a formal energy assessment of the building.

Issues for legal advisers

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

This report has been prepared by a surveyor ('the Individual Surveyor') merely in his or her capacity as an employee or agent of a firm or company or other business entity ('the Company'). The report is the product of the Company, not of the Individual Surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for these. For his or her part, the Individual Surveyor assumes no personal financial responsibility or liability in respect of the report and no reliance or inference to the contrary should be drawn. In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

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

Risks

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

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

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

Standard terms of engagement

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

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

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

- 2 The surveyor** – the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey, value and report on the property.
- 3 Before the inspection** – this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns regarding the property and explain (where necessary) the extent and/ or limitations of the inspection and report. The surveyor also carries out a desktop study to understand the property better.
- 4 Terms of payment** – you agree to pay the surveyor's fee and any other charges agreed in writing.
- 5 Cancelling this contract** – nothing in this clause 5 shall operate to exclude, limit or otherwise affect your rights to cancel under the *Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* or the *Consumer Rights Act 2015*, or under any such other legislation as may from time to time be applicable. Entirely without prejudice to any other rights that you may have under any applicable legislation, you are entitled to cancel this contract in writing by giving notice to the surveyor's office at any time before the day of the inspection, and in any event within fourteen days of entering into this contract. Please note that where you have specifically requested that the surveyor provides services to you within fourteen days of entering into the contract, you will be responsible for fees and charges incurred by the surveyor up until the date of cancellation.
- 6 Liability** – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Complaints handling procedure

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

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

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Typical house diagram

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

