

The Brief Indicative Survey

**5 Grange Court
Desford
LE9 9QY**

**Client
Miss. Rachel Dunnill**

Report prepared by

**Alex. J. Moore B.Sc. (Hons.) M.Sc. MRICS (Chartered Surveyor)
RICS Registered Valuer
Director**

Ashmore
Chartered Surveyors



Unit 9 Albion Court, 94 Attleborough Road, Nuneaton, CV11 4JJ

Tel: (02477) 989096

www.ashmoresurveyors.co.uk

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Registration Number 8216909. Registered Office: 94 Attleborough Road, Nuneaton, CV11 4JJ

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The Property	5 Grange Court, Desford LE9 9QY
The Client	Miss. Rachel Dunnill, 79 Foston Gate, Wigston LE18 3SS
Client's Legal Adviser	Jessica Pickup, Premier Property Lawyers
Date of Inspection	30 th August 2022
Weather Conditions	Dry and bright
Extent of and Limitations on the Inspection	In carrying out my inspection I inspected as much of the property as I reasonably could both internally and externally, from close quarters and from a suitable distance. I have not tested services, although I rely upon a visual inspection of these to be able to make further judgments and recommendations where appropriate. My inspection was restricted by the presence of fitted floor coverings, items of furniture and stored items. I performed a head and shoulders inspection of the roof void using the built-in loft ladders, along with using telescopic ladders to view the roof void over the garage and the roof void over the front left-hand single bedroom. I tested ground floor walls and ground floor walls for damp, randomly, just above skirting board level using a moisture meter. I was able to lift the screwed down PVC inspection chamber cover to the left-hand side of the property to further inspect the drains, but I was unable to lift the larger brick paved inspection chamber cover to the front left-hand side of the property. I used a camera on an 11m long telescopic pole to inspect external roof slopes, along with inspecting within the garage internally.
Brief Description of the Property	A detached house, thought to have been built around 1986 of 275 mm thick brick and concrete block cavity wall construction. The walls sit on blue engineering brick that has been overlaid with a plastic membrane Damp Proof Course. The DPC level brickwork incorporates 9"x3" high flow plastic airvents to help ventilate suspended timber ground floors. The property incorporates a rear right-hand single storey projection, along with incorporating a front left-hand double integral garage. To the left-hand and rear left-hand side of the property there is an extension of 300 mm thick brick cavity wall construction this is thought to have been built around 2010.

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The main property is surmounted by an asymmetrical concrete slab tiled roof that ties into a gable fronted double pitched similar type roof over the front right-hand part of the property. There are similar type gable fronted double pitched roofs over the garage, rear right-hand projection and rear left-hand extension, along with there being small gable fronted double pitched roofs to the front of the property. The left-hand extension roof incorporates two Velux windows and a cut out to provide access to the left-hand first floor window. The front and rear bay windows are surmounted by pitched and hipped concrete tiled roofs.

The main roof is supported on a series of gang nailed trussed rafters that are braced well in all directions and are strapped to the gable walls. The tiles are lined internally with a bitumen impregnated felt lining that appeared in generally satisfactory condition during my inspection. Roof void insulation is thought to be between 100 and 150 mm thick fibreglass material and ideally this should be improved to around 450 mm in line with modern standards.

The roof over the front part of the garage is supported on a similar gang nailed trussed rafter structure, lined with a bitumen impregnated felt lining.

Windows at the property are primarily timber framed and double glazed and are original to the property's construction. The property has suspended concrete ground floors and lower ground floors whilst the first and second floors are suspended timber laid over joists.

Accommodation

The property is laid out over four levels and briefly comprises:

Lower ground floor: sitting room area with stairs off and cupboard under the stairs, lounge, kitchen, dining room, utility room, shower room and WC.

Ground floor: entrance porch, hall with stairs off and access to the garage, study.

First floor: landing with stairs off and airing cupboard along with additional storage cupboard, rear right-hand double bedroom with Jack and Jill ensuite bathroom that also has access to the landing, rear left-hand double bedroom with dressing room and ensuite shower room.

Second floor: landing, front right-hand single bedroom, front left-hand single bedroom with small dressing cupboard and ensuite shower room.

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Outside: to the front of the property there is a brick paved hardstanding/drive that provides access to the left-hand double garage. There is also a lawned garden to the front of the property, whilst to the rear of the property there is a concrete paved and lawned garden.

Services

All main services are connected, but were not tested.

Gas-fired central heating is installed, this being a wet system to radiators fired from a Worcester Greenstar Highflow 440 CDi floor mounted boiler in the airing cupboard. This is a modern condensing Combi boiler that serves both a wet central heating system to radiators and provides hot water fired instantaneously from the cold water mains feed.

Radiators throughout the property are largely single panel units that are considered fairly dated and may be original to its construction. Underfloor heating is installed in the dining room and rear left-hand ensuite bathroom however. There is also more modern radiator in the dining room.

Hot water pressure from the hot water tap in the various bathrooms was good and there was no significant drop off in hot water pressure noted when the hot water tap in the basin in the various bathrooms was run and the toilet was flushed at the same time. However, a minor drop-off in hot water pressure was noted in the ground floor shower room when the toilet was flushed at the same time as the hot water tap was run. This can indicate an issue with flow rates that should be rectified by a Heating Engineer if possible.

Electrics are connected and circuits protected by a PVC consumer unit located to the front left-hand corner of the garage. There is also a PVC Hager consumer unit to the front left-hand corner of the utility room which was installed when the extension was built in 2010.

There are labels on the consumer unit indicating that there are two wiring colours present at the property which is evidence of an upgrade to the wiring having been installed previously. Any upgrade to the wiring installed after 2005 will have required notification to the Local Authority under part P of Building Regulations and a copy of the Installation Certificate should be obtained before Exchange of Contracts.

Mechanical extraction in each bathroom runs off a switched mechanism. This is not usually considered a significant issue so long as the extractor fans are left running for a period of time after the rooms have been used, and the light circuit switched off, to help prevent condensation mould growth from occurring.

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In the longer term you may wish to replace the switched extraction with mechanical extraction that runs off a timed mechanism.

There is no evidence of a more recent test on the electrics having been completed and, on that basis, I would advise having the electrics tested by an independent NICEIC Registered Electrician who also advises on any necessary upgrading works required to be able to provide the electrics with a 5 or preferably 10 year test safe period.

The property is connected to mains drainage and this is thought to be separate foul and surface water. Guttering at the property is half octagonal brown PVC components discharging into square section downpipes. The angled downpipes are leaking and require taking apart and clearing, resealing and resealing using self tapping screws.

The guttering has largely been covered with a plastic mesh grate to help prevent the gutters from being blocked with moss. I did note some moss within the gutters however and you should ensure that all gutters are clear. The moss will require scraping off the roof slopes as outlined below in the general repairs.

There are two PVC soil stacks projecting into the roof void with one noted to the rear eaves and one near to the left-hand gable wall. The soil stacks have fitted Dergo systems which allow the pipes to ventilate, but prevent foul smells from escaping.

I was unable to lift the heavy brick paved inspection chamber cover to the front of the property to further inspect the drains, although I did lift the screwed down PVC inspection chamber cover to the left-hand side of the property, in front of the left-hand extension. This revealed a circular PVC chamber with a half round PVC channel that was free from significant blockages. One of the three screws is missing however and would benefit from replacement.

I assume that the drains are shared with the neighbouring properties before they exit a site boundary and connect into the main sewers in the main road. Given the age of the property, the drains maintenance liability may already be adopted by the Water Authority where the drains are shared with the neighbour's and this should be confirmed before Exchange of Contracts by the drainage search completed by your Solicitor.

Asbestos

The tile undercloakings to the gable verges may be asbestos cement. Some deterioration of the mortar to the gable verge to the right-hand side of the property was noted and this will require repointing in the future, although asbestos cement tile undercloakings are not considered a significant issue.

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The tile undercloakings appeared in generally sound condition from a ground level inspection.

I did not note any other asbestos containing materials at the property during my inspection. Were you to find additional asbestos containing materials following more invasive investigation and testing however, then I would not necessarily expect these materials to be considered high risk. Ordinarily, encapsulation using a sealant paint such as Liquasil is considered adequate and this will come with a 20 year product guarantee. An asbestos survey has not been completed at the property.

Asbestos in its cement based form is usually, if undisturbed, quite inert, and safe. Other forms of asbestos can be harmful to health. If you wish to remove asbestos based compounds rather than seal them off, a licensed contractor should ideally be instructed to remove it safely and cart it away as if it is disturbed, it can fragment, and the dust could be harmful.

Essential Repairs

(which either affect mortgageability, re-saleability or the fabric of the building if not attended to urgently)

There are no essential repairs to report to you that are thought to impact on the Mortgageability or habitability of the property.

General Repairs/ Suggested Improvements

(in the form of a list of main items, although not necessarily all of those noted)

1. Cut back the concrete paving from the external walls of the property and install a pebble channel or ACO drain to help relieve ground water pressure on the external walls. This would be considered good housekeeping rather than an urgent repair however.
2. Exposed frog holes were noted to the brickwork to the underside of the verge to the rear of the extension. Whilst some of the holes have been repointed with mortar previously, some mortar has fallen away and I would recommend repointing the gaps.
3. Cut back the creeper growth from the front and rear walls of the property where the ivy is growing on tendrils directly against the brickwork. This can cause the brickwork and mortar to deteriorate over time. The creeper growth to the right-hand wall of the property is secured using clips rather than being secured against the brickwork with tendrils and is therefore less of an issue. This should still be trimmed back and the brickwork monitored however.

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4. Moss growth to the various roof slopes requires scraping down periodically as moss can hold water in the concrete tiles and during cold weather this water can freeze and expand and cause tiles to deteriorate. At this time you may find that the ridge tiles require rebedding. Scraping the moss from the tiles will also leave them with a mottled effect, along with removing lichen growth using a mild chemical solution if possible. You could therefore replace tiles with modern smoother alternatives that are more resistant to moss growth, although this would be a much more expensive initial outlay. This would improve the appearance of the property however, which may help to increase its Market Value in the longer term. This is not considered urgent requirement, but is something to consider.
5. There appears to be small gaps to the mortar to the flashing to the rear right-hand chimney stack that will require repointing. This can be done with the moss is scrapped off the roof slopes.
6. Staining to timber fascias were noted to the front and rear of the property and the timber fascias require restaining. Alternatively, you could replace the fascias with modern uPVC alternatives to help improve the appearance of the property, but also help to reduce future maintenance costs. Installing plastic cloaking trays at the base of the roof slopes at the eaves that dress out into the gutters would also be recommended, to help prevent penetrating damp from occurring, if not already installed.
7. Ensuring that all guttering is cleaned down and clear along with taking apart and clearing, resealing and resealing the leaking angled downpipes would be recommended. There is a leaking gutter joint to the front right-hand corner of the porch that should be made good.
8. Minor loose mortar was noted to the right-hand gable verge that will require repointing in the future.
9. There is a small gap to the mortar to the rear left-hand corner of the main property above the extension roof that requires repointing. There is also a circular hole to the left-hand side that requires repointing.
10. Very small gaps the mortar were noted where the flashing is bedded into the front wall of the property over the front bay roof and this requires repointing. The flashing to the left-hand extension roof is bedded directly into the wall of the main property, rather than there being an upstand of a brick or two as is common. The wall should be monitored for water ingress in the future, although the flashing appears well bedded.

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11. Have the electrics tested by an independent NICEIC Registered Electrician who also advises on any necessary upgrading works required to be able to provide the electrics with a 5 or preferably 10 year test safe period.
12. Have the boiler serviced by a Gas Safe Registered Heating Engineer who also pressure tests the whole gas system for leaks before Exchange of Contracts. You may wish to look at replacing older radiators at the property with modern, more efficient units in the longer term.
13. Hairline plasterboard edge cracking was noted throughout the property to various ceilings and walls and the board edge cracking should be cosmetically made good by cutting out and recaulking the cracking before redecoration, to provide a smooth finish.
14. Small gaps were noted to the grout to the floor covering in the second floor ensuite and the gaps to the grout should be infilled to prevent water ingress from occurring. Due to the presence of the floor covering I was unable to determine if water ingress has occurred previously when someone steps out of shower dripping water onto the floor.
15. All staircases are noisy to walk on and the timber stair treads would benefit from thickening with additional timber in the future.
16. Rodent droppings were noted in the main roof void and the garage roof void and any rodent infestation should be treated by a pest controller. Alternatively, a fairly humane way of treating a rodent infestation is by using mousetraps with Milky Way set within them and replacing them regularly.
17. Discolouration was noted to the felt lining to the front of the roof slope, visible when standing in the boarding in the rear part of the roof and looking over the concrete wall with a camera. The condition of the felt lining should be monitored and this may require patch repair to prevent water ingress. The felt lining should also be improved around the rear flue. Roof void insulation should also be improved to around 450 mm thick fibreglass material, in line with modern standards.
18. Daylight was noted over both doors to the front of the garage and infilling around the doors may be sensible in the future.
19. There is one loose slab to the concrete paving steps to the right-hand side of the property that requires resecuring. There is no drainage installed to the retaining steps and drainage may be required in the future by way of 15 mm wide holes with PVC pipework fitted, to prevent deterioration in the future to the concrete slabs. There is also no drainage installed to the short retaining wall to the left-hand side of the patio to the rear of the dining room.

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20. There is a gated access to the rear of the garden and you Solicitor should confirm if there is a right-of-way over this. The gate catches on the brickwork at low level and will require realigning. However, the gate only leads to an overgrown area.

21. Uplift of the brickwork was noted to the path to the front of the property and this is located near to the large conifer tree and the uplift may be the result of the location of the tree's roots. You should have the brickwork relaid in the future therefore, whilst the tree is quite large and will require regular trimming back.

Conveyancer Notes

Grange Court is adopted and maintained at public expense. The property however is accessed by way of a shared brick paved drive and I would expect this to be maintained under a shared maintenance liability with the neighbours, although this should be confirmed.

The drains maintenance liability may already be adopted by the Water Authority where the drains are shared with the neighbour's and this should be confirmed by the drainage search.

A copy of the Installation Certificate for the installation of the modern boiler should be obtained before Exchange of Contracts.

Planning Permission and Building Regulation Completion Certificates will have been required for the construction of the extension and copies of which should be obtained.

There are not thought to be any other Wayleaves, rights-of-way or easements in evidence at the property. The property is not Listed, nor is it subject to Conservation Area Policy and its use has not changed since its original construction.

Summary and Conclusions

Overall, the property appears in generally sound structural condition, with a moderate schedule of general repairs noted. The general repairs are considered largely peripheral, and can be completed during the normal course of ownership.

The property has a nice outlook to the rear, and occupies a quite cul-de-sac location in the respectable village of Desford.

So long as you are comfortable with the likely cost of the general repairs noted, then I see no reason to discourage your purchase of this property based upon the results of this survey.

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INSURANCE

This represents the cost to insurers of rebuilding your house, should it be irreparably damaged by any normal insured risks. It includes garages and permanent outbuildings and should NOT be confused with the Market Value of the Property.

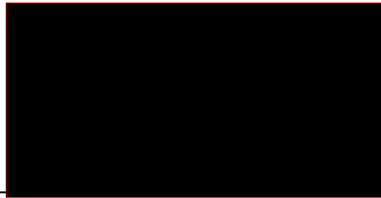
RE-STATEMENT COST VALUATION

We recommend the property to be insured on a total loss basis in the event of fire or other insured risk in the sum of **£380,000** based upon a gross external floor area of 170 m² approximately, in addition to the garage.

Report Prepared by

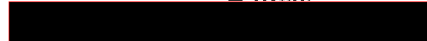
Alexander. J. Moore B.Sc. (Hons.) M.Sc. MRICS (Chartered Surveyor)
RICS Registered Valuer
Director

Signed



Office ()
Alex's Mobile

E-mail:

 Director

Our Reference: AJM/16280

Ashmore Surveyors Limited
Unit 9 Albion Court
94 Attleborough Road
Nuneaton
CV11 4JJ

Dated this 5th September 2022

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SPECIAL NOTES

1. Your attention is drawn to the general notes embodied within the end section of this report as you may find our recommendations useful, but no liability is accepted with regard to these.
2. Where left and right-hand are referred to, this is as viewed from the front of the property in all cases.
3. This report is prepared solely for the Purchaser, although copies may be provided with consent to Solicitors and other Professional advisers upon request. The report is solely for the use of the named Client, and no liability to any third parties is accepted.
4. The Survey may, with the prior consent of Ashmore Surveyors, be passed to a third party to rely upon, but a fee will be levied, and that Third Party will be able to rely upon the report and will be named as the Client. The amount of the fee will depend upon whether a reinspection is required to ensure all details remain pertinent, or whether the new purchaser is prepared to rely upon the Survey based upon the inspection carried out at an earlier time. If the Survey was carried out more than 3 months previously, then a reinspection will be necessary.
5. The Survey and all content therein remain the property of Ashmore Surveyors Limited until the Survey fee is paid in full.
6. Ashmore Surveyors Limited hold £2,000,000 Professional Indemnity cover for all claims, and in preparing this report, it is confirmed that they are not conflicted in any way by accepting these instructions.
7. We have carried out no tests on Services, nor exposed foundations, but have inspected as much of the property as is practicable to do so in terms of safety and permission from Vendors etc.
8. The principal objective of the report is to assist you to make a reasoned and informed judgement on whether or not to proceed with the purchase and to be clear what decisions and actions should be taken before contracts are exchanged.
9. Matters which are non-urgent or non-significant are outside the scope of this Survey and are generally not reported but other matters such as Legal and Safety considerations will be reported where the Surveyor judges this helpful and constructive.
10. You should be aware of limitations which may be stated within the report, such as inaccessibility to certain components, or weather conditions which may not reveal certain defects such as leaks to roofs, gutters etc, as well as the presence of furnishings, fitted carpets etc.
11. Where we have been requested to make specific comment about the feasibility of undertaking works in the future, it should be noted that we will make no specific enquiry of the Local Authority in respect of such matters, and can only provide an educated opinion based upon factors prevailing and available to us during our inspection. Should you wish to make alterations after purchasing the property, then you must ensure that you, or your professional adviser make all due enquiries of the relevant body that such proposal is feasible and likely to be acceptable.

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Ashmore Surveyors – Recommended Tradespeople and Suppliers

General Builder

Mick Slattery of MJS Building Contractors, Nuneaton is a Member of the Federation of Master Builders, and can undertake all general building works from repointing and brickwork stitching, to full extensions if required, but for day to day work, I have found his work to be excellent and his prices fair, and that's good enough for me.

He's a really genuine chap, and I'm happy to recommend him. He is contactable on 07810 172926.

Gas Safe Heating Engineers

Lowe's Plumbing and Heating are based in Barwell but covering the region and can respond quickly and effectively whether it's a breakdown or a quote for an upgrade or a new installation. Prices are very fair, and they know what they are doing including installations on narrowboats, LPG and others. We've been very happy with the work they have done for us, certainly. Contact Dan Lowe on 07876 765701.

Electrician

Spencer Walker of Walker Electrical (Nuneaton) is another nice guy (we only like nice people, here), and again does a smashing job. He knows his work inside out and is always thinking of the better way to save his Customers hidden cost. Spencer is a fully approved NICEIC and Trust Mark certified Contractor and you can contact him on 07973 381465.

Home Insurance

Anthony Dean is part of Needhams Insurance in Nuneaton, a very professional and knowledgeable Broker. Needhams handle our Business Insurances, and we are delighted with the service and prices. He's well worth a call in our opinion, on 02476 354569. He's also very personable and easy to talk to and has a wealth of experience in his field.

Plasterer

Tom Wheeler is Wheeler's Plastering and we recently came across him via some recommendations. He has recently done some work for us at home and I have to say that not only does he work to a very high standard, but he cleans up after himself and works clean, too. He's a really good guy and very much trusted. His mobile number is 07983 059527

Pest Control – Wasps, Rodents, Ants and Cockroaches

Ralph Clews has been practicing as a Pest Control specialist since 1997 and is not only highly experienced and proficient in eradicating everything from bed bugs and cockroaches, to rats, mice, squirrels and rats, he can also provide an expert service in fly tip clearance including waste containing 'sharps'. He can control moles and unwanted bird infestations, preventing re-entry, and treats wasps' nests and lawfully remove bees. He's also a gentleman! Contact Ralph on 07976 900708 or the office 01455 220119. Email is ralph.clews@gmail.com

Carpets

From personal experience, I can say that it is not only a pleasure to deal with Sian and Ady from Bond Gate Carpets, but their value for money is second to none, and the quality of service from start to finish is just excellent. Contact Sian at their Nuneaton shop on 02476 346820. She's so friendly, helpful and knowledgeable, and Ady is a cracking good fitter and a smashing guy to boot!

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Driveways and Patios

Alex recently had a new patio laid in his rear garden, along with a path to the front of the house by SKC Driveways of Nuneaton. Whilst they specialise in pressed concrete driveways, they also lay concrete paving at a very reasonable price. Stewart and his team are nice guys and worked hard on site and they managed to fit the job in partly over a weekend. If you call 02476 320270, Sharon will be more than happy to help, or email info@skcdriveways.co.uk

Roofing Works

Rob Mullard of RDM Midlands is such a decent, down to earth guy, but what he doesn't know about roofing is not worth knowing. Very proactive and always looking for the better way to do something rather than the most expensive way. I trust his judgment (and interestingly he trusts ours, so that's good!). Contact Rob on the mobile on 07545 915669.

Tree Surgeon/ Arborist

Gregg Chalkley of Chalkley Tree Services knows all there is to know about trees and how to maintain and if necessary, remove them. He's a really nice guy, very personable and fair. Prices seem very reasonable too. Based in Nuneaton, he is an Arborist as opposed to somebody who comes round and just takes trees down and there is a world of difference. Gregg is contactable on 02476 743407 or website www.chalkleytreeservices.co.uk.

Gutter Clearing and Repair

Damian of DS Gutter Solutions recently did a gutter repair for Alex. He also does gutter clearing and cleaning, soffit and fascia cleaning and full gutter replacement, along with moss clearing from roofs. Damian was quick and efficient and very reasonable. DS Gutter Solutions are available on 01827488033 or 07538595724 and their email is Contact@DSGuttersolutions.com.