FORGE
PROPERTY CONSULTANTS

RICS



LEVEL 3

Your survey report

Property address
Bryn Erddig, Loungeville, Erddig Road, Wrexham LL13 7DS

Client's name
Richard Nicholas

Inspection Date
26th March 2024

Surveyor's RICS number
1168790

3

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	RICS disclaimer

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A

About the inspection and report

This RICS Home Survey – Level 3 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.

A About the survey

As agreed, this report will contain the following:

- a thorough inspection of the property (see 'The inspection' in section M) and
- a report based on the inspection (see 'The report' in section M).

About the report

We aim to give you professional advice to:

- 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
- propose the most probable cause(s) of the defects, based on the inspection
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work, and
- make recommendations as to any further actions to take or advice that needs to be obtained before committing to a purchase.

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

About the inspection

- We 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.
- We inspect the roof structure from inside the roof space if there is access. We examine floor surfaces and under-floor spaces, so far as there is safe access and with permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues.
- 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 that we suggest may be expensive.
- 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 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 sections D, E, F and G, we describe the part that has the worst condition rating first and then outline the condition of the other parts.

Reminder

Please refer to your **Terms and Conditions**, that were sent to you at the point you Richard Nicholas confirmed your instruction to us Forge Property Consultants Ltd, for a full list of exclusions.

A

About the inspection

Surveyor's name

Nick Edwards Chartered Surveyor, Registered Valuer

Surveyor's RICS number

1168790

Company name

Forge Property Consultants Ltd

Date of the inspection

26th March 2024

Report reference number

FE0024

Related party disclosure

There is no conflict of interest and no related parties, we have had no prior involvement with the property, the buyer or the seller.

Full address and postcode of the property

Bryn Erddig, Loungeville, Erddig Road, Wrexham LL13 7DS

Weather conditions when the inspection took place

Dry

Status of the property when the inspection took place

Empty

B

Overall opinion

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here. It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

Important note
To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section L, 'What to do now', and discuss this with us if required.

B Condition ratings

Overall opinion of property

This property presents a multitude of significant issues rendering it uninhabitable in its current state.

Years of neglect have resulted in severe disrepair, with evident signs of structural decay. Dampness permeates the premises from various sources, notably due to defective roofing and guttering, along with suspected drainage blockages.

Internal and external walls are plagued by penetrative damp, exacerbated by failing insulation. Moisture levels in the plaster are alarmingly high, indicating its imminent failure. The absence of a damp-proof course is evident in the dampened Parquet flooring and underlying slabs.

A comprehensive overhaul is imperative, necessitating rewiring, installation of a new heating system, and renovation of the kitchen and bathroom. Joinery is dilapidated and should be replaced, especially given the impending need for re-plastering.

Structural concerns are evident, particularly in at least one external wall, indicating potential movement. Drainage issues further compound the property's challenges.

These are just a selection of the critical issues identified. Considering the extensive scope of necessary renovations and potential unforeseen complications, demolition might be the most viable option, primarily from a financial standpoint.

B

Condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.

R

Documents we may suggest you request before you sign contracts

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

3

Elements that require urgent attention

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

Element no.	Element name
D1	Chimney stacks
D2	Roof coverings
D3	Rainwater pipes and gutters
D4	Main walls
D5	Windows
D6	Outside doors (including patio doors)
D7	Conservatory and porches
E1	Roof structure
E2	Ceilings
E3	Walls and partitions
E4	Floors
E5	Fireplaces, chimney breasts and flues
E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
E7	Woodwork (for example, staircase joinery)
E8	Bathroom fittings
F1	Electricity
F4	Heating
F5	Water heating

2 Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name

1 Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name

NI Elements not inspected

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

Element no.	Element name
F2	Gas/oil
F3	Water
F6	Drainage
G1	Garage

Further Investigations

Further investigations should be carried out before making a legal commitment to purchase the property.

Drainage Possible asbestos Incoming water main- possible lead pipe

C

About the property

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C

About the property

Type of property

Detached

Approximate year the property was built

Circa 60's

Approximate year the property was extended

Not known

Approximate year the property was converted

NA

Information relevant to flats and maisonettes

NA

Construction

Brick cavity with traditional timber pitch roof laid to plain clay tile

Means of escape

Front and rear four exit points

C

Energy efficiency

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

We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

We will advise on the appropriateness of any energy improvements recommended by the EPC.

Energy efficiency rating

NA

Issues relating to the energy efficiency rating

No EPC has been undertaken.

It is our opinion that the property would need to undergo extensive works in order for it to achieve a suitable rating. However due to the many significant defects found it would not be possible for this to be achieved.

Mains services

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

- [x] Gas
- [x] Electric
- [x] Water
- [x] Drainage

Central heating

- [x] Gas
- [ ] Electric
- [ ] Solid fuel
- [ ] Oil
- [ ] None

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

NA

Other energy matters

NA

C

Location and facilities

Grounds

Large plot with mature trees and shrubs. Some trees have TPO's
The plot is largely overgrown and we a cannot rule out Japanese knot weed as not all areas were assessible.



Photo - 2



Photo - 3



Photo - 4



Photo - 5



Photo - 6



Photo - 7



Photo - 8



Photo - 9



Photo - 10



Photo - 11



Photo - 12



Photo - 13



Photo - 14

Location

Erddig Road in Wrexham is in Wales. The postcode is within the Offa ward/electoral division, which is in the UK Parliamentary Constituency of Wrexham.

Facilities

The property is relatively close to a railways station, secondary and primary schools, doctors practices and hospitals.

Local environment

I have made comment as to the property's exposure to flooding, radon and mining in Section I of this report.

Other local factors

Erddig Road, Wrexham, Wales, LL13 7DS is within the Offa policing neighbourhood, under the North Wales Police force area.

This postcode has support for Ultrafast broadband at one or more premises. Ultrafast broadband is the latest high-speed standard, generally taken to mean fixed line broadband at a potential speed of 300Mbps or more - more than enough for even the most demanding household gaming, video calling, video and internet browsing needs. Note that occasionally some properties in a postcode may still not be eligible due to conditions on the ground, or the building structure.

D

Outside the property

D

Full detail of elements inspected

Limitations on the Inspection

Only a small proportion of the property could be viewed from the outside due overgrown vegetation.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect

1 2 3 NI

D1 Chimney stacks

3

Three chimneys stacks constructed of brick with lead flashings at the base.
All flues are uncapped allowing the elements to enter the flue line that is causing damp on the chimney breasts including lack of use. Refer to sections on chimney breasts.

The lead flashings at the base of the stacks is of age and needs replacing.
The concrete cappings are heavily soiled with moss grow that is slowly diminishing the integrity of the concrete making it porous. This is due in part the the cappings not having sloped sides to shed water.

The stacks also require re-pointing due to spalling.

Modern chimney stack designs incorporate an impervious barrier (damp proof course) intended to reduce dampness below roof level. Such precautions are often omitted in older property so a degree of damp penetration is inevitable. No DPC identified.

The chimney stacks were examined from ground level with the aid of binoculars, and a drone, for possible defects including undue movement, distortion, chemical or weather related damage, brickwork, render and pointing damage and other evidence of failure.

Some of the bricks are showing signs of spalling.
In construction 'spalling' refers to the flaking, cracking, peeling, crumbling or chipping of stone or bricks, particularly where areas of the surface are said to have blown.

Water is absorbed by the porous surface of old bricks, and in cold periods, expansion by freezing can cause them to crack.
One of the commonest causes of spalling in old, solid walled buildings is the use of cement pointing, over soft lime mortar joints. Interstitial moisture is lost primarily through the mortar joints - the lungs of the wall - and when blocked with cement, (often known as ribbon, or strap pointing) this moisture then tries to escape through the brick faces, blowing them.



Photo - 15



Photo - 16



Photo - 17



Photo - 18



Photo - 19



Photo - 20 Cracked capping / flaunching



Photo - 21

D2 Roof Coverings

3

Pitched roof with plain clay tiles including ridge, hips and valletys.

All the tiles are showing signs of age. There are a siginificant number that are missing and broken including a majority that are now delaminiating. The tiles will all require placing.

Due to the delaminantion the likly hood of the tile battens and structural compnents ie: rafetrs will have been impacted upon. It is highly likl;ey timber decay will be present in many of these elements.

We have noted at least one leak on the front right hip when viwewed on firat floor. refer to section roof structuire.

The flat roof over the dormer is also in need of replacement as is the flat roof to the rear. The timber elements will also likely require replacing going by the condition of these elements. They are heavily laden with moss.

Clay roof tiles tend to deteriorate and fail as a result of de-lamination of the material due to moisture penetration and subsequent frost action over time which ultimately causes the tile to disintegrate, usually on the exposed outer surface, eventually necessitating complete renewal of the covering.

Some clay roof tiles deteriorate and fail as a result of moisture penetration over time and frost action, sometimes in conjunction with efflorescence as salts present in the clay crystallise and expand, ultimately causing the clay to crumble. This often manifests itself on the underside of the tiles where the nibs securing the tiles also fail at which point the tile will slip down or fall from the roof, eventually necessitating complete renewal of the covering.

The roof pitches were examined from ground level with the aid of binoculars and a drone for possible defects including sagging, collapse, broken/missing/damaged tiles, holes, and other evidence of failure.

The flat roofs were examined from above with the aid of step ladders, and with a drone. Inspection was made for indications of failure of the surface, holes, depressions, and other common defects.



Photo - 22



Photo - 23



Photo - 24



Photo - 25



Photo - 26



Photo - 27



Photo - 28



Photo - 29



Photo - 30 dormer roof leaking



Photo - 31 flat heavily laden with moss



Photo - 32



Photo - 33



Photo - 34

D3 Rainwater pipes and gutters

3

These are of cast iron and show sign of significant leaks and in some places broken.
The are heavily coated in rust and will require replacement throughout.

An Inspection was carried out from ground level with the aid of binoculars to look for possible areas of leakage, misalignment, overflow and other defects.

Due to restricted viewing angles and vegetation growth not all of the rain water goods were possible to inspect.

All of the gutters seen are leaking.

All of the gutters seen have vegetation growth in them.

Some of the guttering is broken.

Some of the down pipes are broken.



Photo - 35



Photo - 36 Broken



Photo - 37

D4 Main walls

The walls are of brick cavity that has received a retrofit cavity wall insulation. The top half has been rough cast rendered and painted. Some areas of walls were obscured by vegetation limiting out inspection. 3

The conservatory wall is in a poor condition and is showing signs of structural movement. This will require a complete rebuild.

We noted in several places the cavity insulation wall fill is coming out of the wall both internally and externally.

The outside walls were examined from ground level with the aid of binoculars from vantage points within the grounds of the property and suitable public areas around. The walls were examined for signs of bowing or leaning, damaged brickwork and pointing, cracking, indications of subsidence and land failure and other defects.

During a non-invasive inspection of this type it is not possible to expose the foundations.

Where walls are covered with finishes such as render or hanging tiles, the wall surface beneath cannot be directly viewed and it is assumed that no unusual defects exist within these concealed areas.



Photo - 38



Photo - 39



Photo - 40 Polystyrene beads omitting from cavity



Photo - 41



Photo - 42 structural movement

D5 Windows

The majority of windows are timber single glazed.
The windows have not been maintained and for this reason they have decayed. All of the windows will require replacing.

3



Photo - 43



Photo - 44



Photo - 45



Photo - 46

D6 Outside doors (including patio doors)

The doors are timber single glazed and do not provide very good security.
The doors have not been maintained and for this reason they have decayed. All of the doors will require replacing.

3



Photo - 47 Hole in bottom of door from timber decay



Photo - 48

D7 Conservatory and porches

Upvc conservatory, double glazed.
All glazing units have failed and need replacing.
The roof is of polycarbonate and has become brittle with the potential for leaks.
All the seals and gaskets around the units are failing. Replacing the entire structure would be more cost affective,.

3



Photo - 49



Photo - 50

D8 Other joinery and finishes

NA

D9 Other

NA

E

Inside the property

E Inside the property

Limitations on the inspection

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect

1 2 3 NI

E1 Roof structure

3

Only a small proportion of the roof structure was possible to inspect.

The roof is of age meaning it is the original roof that has no sarking. Instead it would have had lime torching. Most of the torching has since fallen away which detracts from its sole purpose to prevent rain water entering the roof space.

The rafters were tested with a damp meter giving a high moisture reading.

The roof space s also not insulated.

A leak is on going on the front right hip. causing damage to the plaster and decoration.



Photo - 51 Leak of front hip as noted in roof covering section.



Photo - 52 Underside of roof no sarking



Photo - 53



Photo - 54

E2 Ceilings

3

Bathroom
The presence of polystyrene tiles on the underside of any ceiling prevents an inspection of the ceiling material itself. Such tiles have often been used to mask other defects or a poor ceiling finish and to provide a small amount of additional thermal insulation. Polystyrene material generally performs very badly in fire and will quickly melt and burn giving off potentially lethal noxious fumes. We would always recommend that such material is removed at the outset and the ceiling suitably resurfaced or replaced as necessary. Removal usually results in the loss of the ceiling plaster as well.

Ceilings were examined for signs of undue levels of bowing, cracking, staining and other defects. Moisture meter readings were taken at regular intervals.

Hairline cracking is visible in some plaster-boarded areas.
There is perimeter junction cracking between the ceilings and walls in some places.

Some ceilings within the property have a textured finish. Some textured ceiling finishes can contain asbestos and should not be drilled or sanded without protective equipment and/or specialist advice.

Any such materials that do contain asbestos are harmless unless airborne fibres are present.
At the time of the survey no areas of flaking, powdering or similarly damaged material were noted indicating that no specific risk currently exists.
Painting or plaster skimming of textured surfaces normally ensures that any asbestos fibres are securely encapsulated and will not present any risk to health if undisturbed.

The ceilings have not been maintained and are suffering from damp and black spot mould.



Photo - 55



Photo - 56



Photo - 57

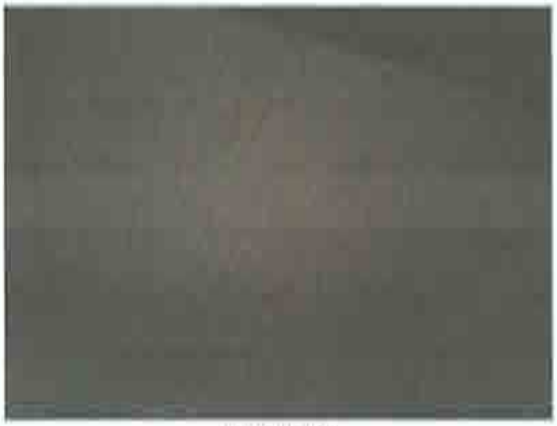


Photo - 58



Photo - 59



Photo - 60



Photo - 61



Photo - 62

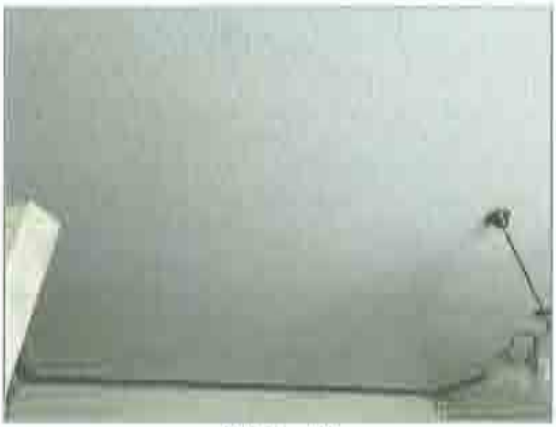


Photo - 63



Photo - 64



Photo - 65



Photo - 66



Photo - 67



Photo - 68



Photo - 69



Photo - 70



Photo - 71



Photo - 72



Photo - 73



Photo - 74



Photo - 75



Photo - 76

E3 Walls and partitions

3

Internal walls were examined for indications of bowing, leaning, cracking and undue surface failure/ damage.
Moisture meter readings were taken at regular intervals where access and wall construction/ location permitted.

All moisture meter readings recorded around the property were found to be outside the normal range indicating that, in those areas that could be accessed, it is affected by rising or penetrating damp. The cavity wall fill can be seen in some areas on the floor.

Penetrating damp may be defined as any damp which enters a building from the outside other than from the ground. Its presence always indicates some building defect or deficiency including lack of proper maintenance and typically can occur due to a leaking roof, defective rainwater goods, porous walls, ineffective damp-proofing provisions, decayed timber, etc. Left unchecked, such damp can quickly cause significant damage sometimes in parts of the building which are not readily accessible or visible so that the early stages of a problem cannot readily be detected. This underscores the prudence of ensuring that a building is always properly maintained, preferably on a preventative and planned, rather than reactive basis.

Internal walls are poorly maintained.
Lots of unevenness was noted.

Some cracking of the internal walls can be noted in a variety of locations, primarily on the inside faces of external walls. It is common for cracking to occur as the materials of the building expand and contract during normal heating and cooling. Often this cracking is focused on the weakest areas of the walls which are the openings of, such as windows and doors. Commonly cracking is found around the top corners of windows and doors in the area where a supporting lintel is built into the structure. This occurs because the expansion rate of the lintel differs from that of the surrounding masonry.

The control of condensation involves maintaining surface temperatures within the building above the dew point (the humidity related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation. Unfortunately, the modern emphasis on draught proofing reduces ventilation in dwellings thus increasing the risk of condensation.

The risk and extent of condensation occurring in a dwelling will depend not only upon its orientation and construction, but on variable factors such as weather conditions, lifestyle and how the property is insulated, heated and ventilated. Unchecked condensation can cause potentially toxic mould which is harmful to health. This often begins as black spot mould which invariably signifies a condensation issue as opposed to rising or penetrating damp.

Where mould has grown as a result of condensation, it is necessary to treat and eliminated if appropriate. The mould needs to be eliminated, otherwise it will quickly reappear regardless of any other measures put in place to deal with the problem overall.



Photo - 77



Photo - 78



Photo - 79



Photo - 80



Photo - 81



Photo - 82



Photo - 83



Photo - 84



Photo - 85



Photo - 86



Photo - 87



Photo - 88



Photo - 89



Photo - 90



Photo - 91



Photo - 92



Photo - 93



Photo - 94



Photo - 95



Photo - 96



Photo - 97



Photo - 98



Photo - 99



Photo - 100



Photo - 101



Photo - 102



Photo - 103



Photo - 104



Photo - 105



Photo - 106



Photo - 107



Photo - 108



Photo - 109 cavity fill



Photo - 110



Photo - 111



Photo - 112

E4 Floors

Floors were examined for sagging, hogging, unevenness, undue springiness and other signs of failure or damage. Fixed floor coverings in most rooms prevented direct examination of the floor surfaces. Tiled floors were examined for any cracked tiles which could indicate movement of the structure. 3

The structure should fundamentally comprise of a layer of properly consolidated hardcore laid directly over the ground, a layer of concrete cast 'in-situ' over the hardcore (oversite) with a layer of sand and cement or similar (screed) over the concrete to give a smooth deck onto which a further finish or covering can be laid. The latest relevant regulations require that an impervious layer (damp proof membrane) is incorporated to prevent damp rising to the surface and a layer of suitable insulation, so that ever more stringent thermal insulation requirements can be met. However, for many years, up until the mid-1960s, there was no specific requirement for damp proofing and traditionally no thermal insulation would have been incorporated at all.

Typical structural problems which may arise include movement due to settlement of the ground and/or inadequate consolidation of the hardcore during construction or expansion and cracking of the concrete due to an adverse chemical reaction from moisture laden contaminated hardcore (sulphate attack). Dampness can also rise to the surface due to lack of adequate damp-proofing provisions causing deterioration of the surface and damp penetration into adjoining walls, skirtings

and plaster with the consequent risk of decay.

Being of solid construction specific checks were made for any floor drops. Construction materials used for the floors during this period can settle and cause distortion of the slab base. At the time of the survey no evidence of any undue movement was noticed. No gaps were noted between the skirting boards and the floor base.

Floors were primarily covered with timber Parquet blocks. When tested with the damp meter they gave indication of and levels of moisture. In some places these were lifting due to the moisture content. They would require removing , relaying is not possible as they have now swollen.



Photo - 113



Photo - 114



Photo - 115



Photo - 116



Photo - 117



Photo - 118



Photo - 119



Photo - 120



Photo - 121



Photo - 122



Photo - 123



Photo - 124



Photo - 125 Insulation beads exiting from under skirting boards.

E5 Fireplaces, chimney breasts and flues

The chimney breasts are of masonry construction.
No fires were in operation at the time of the survey.

3

The chimney breasts were examined for indications of dampness, lack of support, failed lining and other defects. It is not possible to investigate the condition or serviceability of chimney flues for use with fixed or open fires during a survey.

The active fireplaces were not tested during the survey.

High moisture meter readings were recorded on the chimney breasts. The cause of raised moisture meter readings in chimney breasts of a property of this age are, failure of the external flashing that seals the chimney to the roof covering, and the formation of hygroscopic (moisture-loving) salts within the brickwork of the chimney due to the long term combustion of fossil fuels.



Photo - 126



Photo - 127

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

The fittings are outdated and are in a poor condition. They will all require replacement. 3



Photo - 128



Photo - 129



Photo - 130



Photo - 131



Photo - 132

E7 Woodwork (for example, staircase joinery)

3

The internal woodwork includes such items as doors, frames, skirting, banisters and staircases.

The built-in fittings include such items as fitted wardrobes and cupboards.

The timber skirting boards are damp and rotten.

The staircase between the ground and first floor does not meet the requirements of the building regulations.
The stairs in this property fall below the current standards and are a safety hazard. It is not possible to make the staircase safer without altering the surrounding walls and floors.
The vertical part of each step to the staircase (called a riser) is open. Called an 'open tread' stair, this is a safety hazard as small children could fall through the gap or become trapped. The staircase should be made safe now.



Photo - 133



Photo - 134



Photo - 135



Photo - 136



Photo - 137



Photo - 138



Photo - 139



Photo - 140



Photo - 141



Photo - 142



Photo - 143

E8 Bathroom fittings

The bathroom fittings are outdated and do not function. There was evidence of leaks. They should all be replaced.

3



Photo - 144



Photo - 145



Photo - 146



Photo - 147



Photo - 148

E9 Other

NA

F

Services

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

F

Services

Limitations on the Inspection

1 2 3 NI

F1 Electricity

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

3

The rating of three has been given for the following reason: As we are not qualified to form an opinion on the condition of the electrics except those parts that can be seen visually on the surface. We also do not carry out specialist tests.

However the electric have been tampered with are of an older cabling system and a rewire must be considered.

The consumer units, main fuse and meters all appear to be in a serviceable condition. No other issues were identified with the electrics internally: sockets, light switches etc.

It is not possible to fully assess the condition and safety of an electrical installation on the basis of a visual inspection only. Distribution wiring is largely concealed and therefore date and quality of installation cannot be verified within in the scope of this inspection.

The installation was inspected visually to the extent sufficient to form an overall opinion of the type of installation, the materials used, its apparent age, its visible condition and the need for further investigations. No testing of the installations or appliances was carried out other than operation in normal everyday use, such as operating light switches.

No evidence of broken, loose or damaged parts of the installation was seen, nor were any obvious amateur alterations or interventions noted. However, where furniture and other items are present many of the outlets can be hidden from view.

As far as could be seen the visible wiring is of a modern PVC type, and the nature of the consumer unit suggests that the installation has been upgraded to some extent in recent years, though it cannot be known if this included replacement of the wiring within the walls, floors, ceilings etc.

NAPIT recommends that domestic electrical installations are inspected and tested every 10 years in line with IET (The Institution of Engineering & Technology) Guidance Note 3 covering Electrical Installation Condition Reports (EICR). This guidance also recommends that at any change of occupancy (such as a house sale, or change of tenant) an Electrical Installation Condition Report is carried out to prove the installation to be in a satisfactory or unsatisfactory condition. This report should cover all the fixed wiring and equipment within the property boundaries, including outbuildings.

At the time of the survey no documentation was seen to verify that an inspection has been carried out within the last 10 years and the installation must therefore be considered to be in a potentially

dangerous and unsatisfactory condition. This is the reason for the three rating in this section.

An electrical installation can look to be in a safe condition, but serious defects may be hidden within the walls or under floors. It is therefore considered to be essential that you commission an inspection and testing of the electrical installation prior to purchase of the property, unless you are provided with verifiable evidence that such an inspection has recently been carried out by a registered competent person (electrical.)

There is no legal requirement on the seller of a house to provide an up-to-date Electrical Installation Condition Report. Whilst it is not unreasonable to ask the seller to provide evidence of the condition of the electrical installation, they are under no obligation to do so.

F2 Gas/oil

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

No gas meter could be found NI

F3 Water

No stop tap identified NI

F4 Heating

The rating of three has been given for the following reason: As we are not qualified to form an opinion on the condition of the heating except those parts that can be seen visually on the surface. We also do not carry out specialist tests. 3

The boiler is in a very poor condition and is unlikely to work. You should ask an appropriately qualified Gas Safe or OFTEC registered engineer to inspect this now and you should not use the appliances until this has been done. Although I cannot be sure of the extent of this work, complete replacement of the boiler is likely.



Photo - 149

F5 Water heating

Water is heated via the boiler. Refer to previous section. 3



Photo - 150

F6 Drainage

No inspection chambers could be identified NI

F7 Common services

NA

G

Grounds
(including shared areas for flats)

G Grounds (including shared areas for flats)

Limitations on the inspection

Overgrown

1 2 3 NI

G1 Garage

Not possible to access properly NI

G2 Permanent outbuildings and other structures

NA

G3 Other

NA

H

Issues for your legal advisers

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

H Issues for your legal advisers

H1 Regulation

NA

H2 Guarantees

NA

H3 Other matters

NA

Risks

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

I Risks

I1 Risks to the building

NA

I2 Risks to the grounds

NA

I3 Risks to people

NA

I4 Other risks or hazards

NA

J

Energy matters

This section describes energy-related matters for the property as a whole. It takes into account 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.

J Energy matters

J1 Insulation

NA

J2 Heating

NA

J3 Lighting

NA

J4 Ventilation

NA

J5 General

NA

K

Surveyor's declaration

K

Surveyor's declaration

Surveyor's RICS number

1168790

Qualifications

Chartered Surveyor, Registered Valuer

Company

Forge Property Consultants Ltd

Address

30 High Street, Eccleshall, Stafford, ST21 6BZ

Phone number

01691 610 317

Email

admin@forgeproperty.co.uk

Website

www.forgeproperty.co.uk

Property address

Bryn Erddig, Loungeville, Erddig Road, Wrexham LL13 7DS

Client's name

Richard Nicholas

Date the report was produced

10th April 2024

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

Signature



L

What to do now

L

Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive. This will allow you to check the amounts are in line with our estimates, if cost estimates have been provided.

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 their quotations in writing.

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

Further investigations and what they involve

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

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

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

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

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

M

Description of the RICS Home Survey – Level 3 service and terms of engagement

The service

The RICS Home Survey – Level 3 service includes:

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

The surveyor who provides the RICS Home Survey – Level 3 service aims to give you professional advice to help you 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
- propose the most probable cause(s) of the defects based on the inspection and
- where practicable and agreed, provide an estimate of costs and likely timescale for identified repairs and necessary work.

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 that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building without occupier/owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets and fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

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

If it is safe and reasonable to do so, the surveyor will enter the roof space and visually inspect the roof structure with attention paid to those parts vulnerable to deterioration and damage. Although thermal insulation is not moved, small corners should be lifted so its thickness and type, and the nature of underlying ceiling can be identified (if the surveyor considers it safe to do). The surveyor does not move stored goods or other contents.

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

Services to the property

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

Outside the property

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

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

Flats

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

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended prior to legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they 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 such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report 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 the maintenance of a wide range of reported issues.

Condition ratings

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

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3**– Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

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

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 3 service for the property. Where the EPC has not been made available by others, the surveyor will obtain the most recent certificate from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will present the energy efficiency rating in this report. 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. Checks will be made for any obvious discrepancies between the EPC and the subject property, and the implications will be explained to you. As part of the Home Survey – Level 3 Service, the surveyor will advise on the appropriateness of any energy improvements recommended by the EPC.

Issues for legal advisers

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

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

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

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 3 report will identify risks, explain the nature of the problems and explain how the client may resolve or reduce the risk.

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

Standard terms of engagement

1 The service – The surveyor provides the standard RICS Home Survey – Level 3 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

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

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

This period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you to discuss 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 – You should seek advice on your obligations under The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013 ('the Regulations') and/or the Consumer Rights Act 2015, in accordance with section 2.6 of the current edition of the Home survey standard RICS professional statement.

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

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

This report is for use in the UK.

Complaints handling procedure

The surveyor will have a complaints handling procedure and will give you a copy if you ask. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

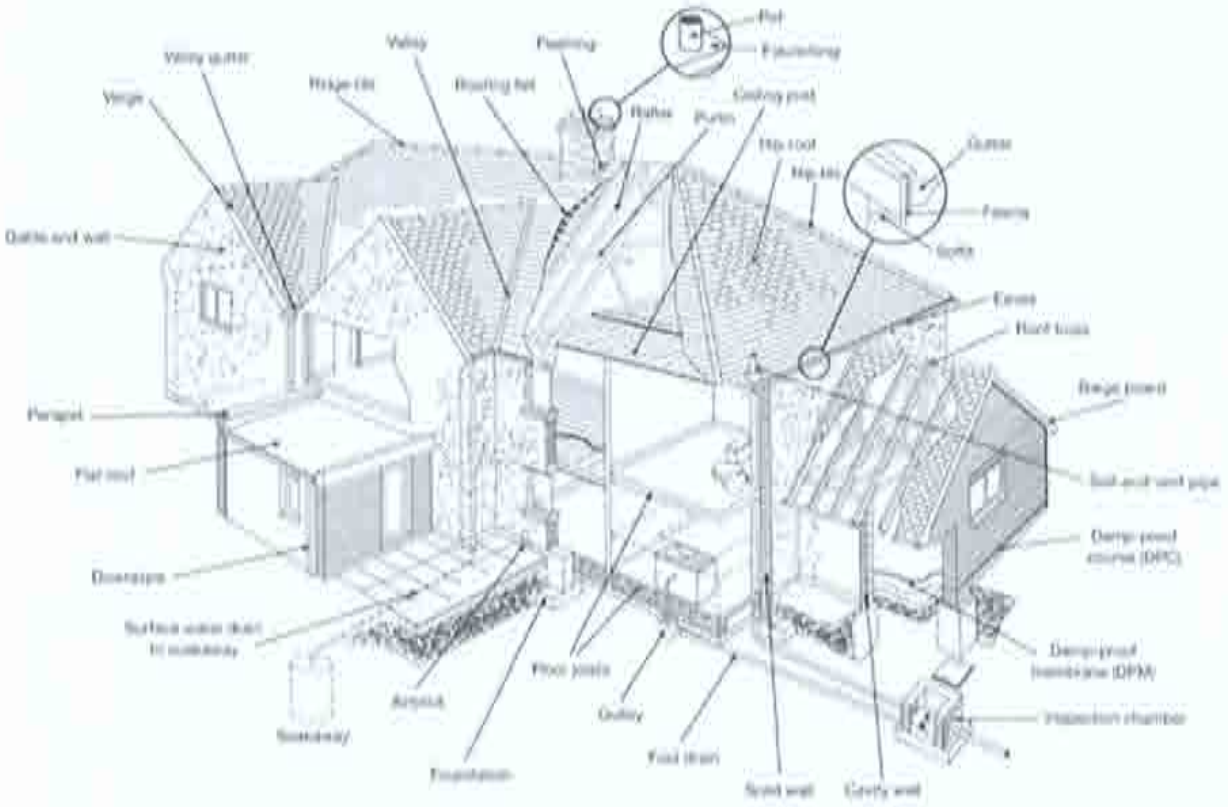
N

Typical house diagram

N

Typical house diagram

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



RICS disclaimer

1 You should know...

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Water Record



For a detailed glossary of the above terminology please visit: www.severntrentsearches.com/glossary

Dŵr Cymru
Welsh Water

BRYN ERDDIG, ERDDIG ROAD, WREXHAM, LL13 7DS

15/02/2024

Scale: 1: 1000



LEGEND

Clean Water

- Sluice Val
- Air Val, SINGLE
- Tap
- Pressure Reducing Valve
- Meter
- BULK Meter
- Fit
- Cap
- Existing Main
- NON COMPANY

Sewerage External

- Foul
- Surface Water
- Combined
- Rising Main
- Private
- Treatment Works
- Pumping Station
- Special Purpose
- Unknown End
- Change, Combined Overflow
- Outfall, FOUL
- Lamp Hole, Foul
- Private Sewer Transfer
- Lateral Drain
- Inspection Chamber

Dwr Cymru Cyfyngedig ('the Company') gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

EXACT LOCATION OF ALL APPARATUS TO BE DETERMINED ON SITE

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Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be Asbestos Cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation

Hafren Dyfrdwy Limited, Packsaddle Wrexham Road, Rhostyllen, Wrexham, LL14 4EH

Date of Issue: **14 February 2024**

WATER RECORD Bryn Erddig, Erddig Road, WREXHAM, LL13 7DS



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