RICS Regulated Surveyors

SAGE CHARTERED SURVEYORS

RICS HOME SURVEY LEVEL 3

PROPERTY ADDRESS:

[redacted]
Bury St Edmunds
Suffolk
IP33 1JH

CLIENT NAME(S):

[redacted]

DATE OF INSPECTION:

Tuesday, 6 February 2024

Head Office: Gate Cottage, The Street, Bury St. Edmunds, Suffolk, IP31 1SW

Tel: 01284598036

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RICS is the world's leading qualification when it comes to professional standards in land, property and construction.

In a world where more and more people, governments, banks and commercial organisations demand greater certainty of professional standards and ethics, attaining RICS status is the recognised mark of property professionalism.

Over 100,000 property professionals working in the major established and emerging economies of the world have already recognised the importance of securing RICS status by becoming members.

RICS is an independent professional body originally established in the UK by Royal Charter. Since 1868, RICS has been committed to setting and upholding the highest standards of excellence and integrity – providing impartial, authoritative advice on key issues affecting businesses and society.

A

ABOUT THE INSPECTION

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 INSPECTION

As agreed, this report will contain the following:

• a thorough inspection of the property (see 'The inspection' in section M) and

• a detailed 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 for a full list of exclusions.

A1 About the Inspection

Surveyors name	Gary Edge
Surveyors RICS number	6828595
Company Name	Sage Chartered Surveyors Ltd
Date of inspection	Tuesday, 6 February 2024
Report reference number	200002
Related party disclosure	We are not aware there is any conflict of interest as defined in the RICS Valuation Standards and the RICS Rules of Conduct.

A2 Weather conditions and property status

The weather at the time of our inspection was overcast and weather conditions had previously been varied.

The property was occupied and furnished throughout with floor coverings and personal effects restricting our inspection.

The vendor was present during the inspection.

B

OVERALL ASSESSMENT

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: OVERALL ASSESSMENT

Overall opinion

We are pleased to advise that in our opinion this property is, on the whole, a reasonable proposition for purchase. We found no evidence of any significant problems, and we cannot foresee any special difficulties arising on resale in normal market conditions. It should be noted that this survey is not a valuation, and our recommendation is based solely on the condition of the property.

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact the writer. This report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

The report has been prepared having due regard to the age and type of the building. The repairs referred to within the body of the report are those which are typically found in properties of this age and design. This does not mean that they can be ignored, since more serious problems could otherwise develop.

This report reflects the condition of the various parts of the property at the time of our inspection. It is possible that defects could arise between the date of the survey and the date upon which you take occupation and it must be accepted that this report can only comment on what is visible and reasonably accessible to the surveyor at the time of inspection.

The legal enquiries in the ‘Issues for your Legal Advisers’ section later in the report should be noted in full and all enquiries should be completed prior to a legal commitment to purchase.

It is very important that you read this report as a whole. In the main body of the report we will notify you of the actions that will be required prior to exchange of contracts.

Where we have given elements a condition rating 2 or 3, we particularly refer you to the section at the end of the report entitled “what to do now”. You must make sure that you have all of the repairs needed investigated by reputable contractors so that you are fully aware of their scope and financial implications before you purchase.

Summary of the 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

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

Section of the report	Element ID	Document Name
C About the Property	C6	Property Deeds
E Inside the property	E1	Transferable guarantee for wood boring insect treatment to the roof structure
	E4	Transferable guarantee for wood boring insect treatment to floors
	E6	Gas safe certificate to include the gas hob appliance
	E7	Transferable guarantee for wood boring insect treatment
F Services	F2	Gas safety certificate for the gas installation and including all appliances within the property
	F5	Certificate for the boiler and hot water heating installation
	F6	Utility searches showing the position of the drainage installations
	F6	Consents for the construction over the existing original installation
G Grounds	G3	Property Deeds

3

Defects that are serious and/or need to be repaired, replaced or investigated urgently, or where a potential hazard exists.

Section of the report	Element ID	Element Name

D Outside the property	D3	Rainwater pipes and gutters
	D5	Windows
	D6	Outside doors (including patio doors)
E Inside the property	E7	Woodwork (for example, staircase joinery)
	E8	Bathroom fittings
	E9	Other
F Services	F1	Electricity
	F2	Gas/oil
	F4	Heating
	F5	Water heating
G Grounds	G3	Other

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.

Section of the report	**Element ID**	**Element Name**
D Outside the property	D1	Chimney Stacks
	D2	Roof Coverings
	D4	Main Walls
	D7	Conservatory and porches
	D8	Other joinery and finishes
E Inside the property	E1	Roofs
	E2	Ceilings
	E3	Walls and partitions
	E4	Floors

	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)
F Services	F3	Water
	F6	Drainage

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

Section of the report	Element ID	Element Name

NI Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
D Outside the property	D9	Extensions, attached structures, oil, other.
E Inside the property	E5	Fireplaces, chimney breasts and flues
F Services	F7	Common services
	F8	Other services/features
G Grounds	G1	Garage
	G2	Permanent outbuildings and other structures

Further investigations

The further investigations identified below should be actioned to complete your due diligence prior to commitment to purchase. Some of these may include legal investigations which your legal advisers may assist with in conjunction with their property searches and pre contract enquiries. Where repairs are necessary or further enquiries with individual contractors are advised which can often include precautionary testing of the property's services, all repairs and improvements should be identified prior to commitment to purchase. If the number of individual repairs is significant it may be advisable to seek the advice of a main contractor who should carry all individual trades within their organisation as this can simplify coordination and supervision of works which have been identified.

Secure quotations to complete roof repairs, to include the cost of any required scaffolding for access

Secure quotations for repair or replacement of the rainwater fittings

Seek quotations for repairs to the external walls

Seek quotations for window repairs or replacement

Seek quotations for external door repairs or replacement

Seek quotations to repair/redecorate external joinery items

Seek quotations to complete improvements within the roof void

Seek quotations for repairs to ceilings

Seek quotations for localised repairs and/or making good of the internal walls

Seek quotations to undertake necessary repairs within the kitchen

Obtain quotations to provide mechanical extract ventilation to the exterior from the kitchen

Seek quotations to complete improvements to internal fittings

Seek quotations to complete improvements to the sanitary ware

Arrange for a precautionary test of the electrical installation

Arrange for a precautionary test of the gas installation

Arrange for a precautionary inspection of the side wall

Undertake a test of the heating installation prior to purchase

Undertake a test of the dated boiler installation with quotations obtained for all required improvements, to include replacement if necessary, prior to purchase

The drainage installation has been built over, confirm consents are in place

Confirm the location of the internal mains water stop tap

Complete utility searches prior to purchase

Confirm if chimney to the rear is demised to the subject property and if not, are any maintenance liabilities in-situ

Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

Confirm maintenance liabilities for the boundaries

Confirm maintenance responsibilities for the shared driveway

Confirm there are no easements, wayleaves or servitudes adversely affecting the property.

C

ABOUT THE PROPERTY

This section includes:

- About the property
- Energy efficiency
- Location and facilities

C: ABOUT THE PROPERTY

C0 Type of Property

Type of Property:

End-terrace

Approximate year the property was built:

1810

Approximate year the property was extended:

1900

Approximate year the property was converted:

N/A

Information relevant to flats and maisonettes:

N/A

Construction:

The subject property is of traditional construction, comprising of solid masonry elevations set beneath a pitched roof structure that is covered in interlocking concrete tiles. The floors are of solid construction on the ground floor and suspended timber to the upper floors.

The extension is of traditional construction, comprising of solid, cavity and single brick elevations set beneath a pitched roof that is covered in interlocking concrete tiles. The floors are of solid construction.

C1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1	1		1	1		1		
First floor	1	2	1						

C2 Means of escape

There are currently no smoke detectors present, and these should be installed as a priority prior to taking occupation.

Smoke alarms have a limited lifespan. The National Fire Protection Association (NFPA) recommends every smoke alarm be replaced after 10 years and that regular batteries be replaced every six months. With 10-year sealed battery alarms, battery replacements and late-night battery chirps are eliminated for a decade.

C3 Security

General advice can be obtained from the local Police authority with respect to the security measures.

C4 Energy Efficiency

The EPC expired 3rd August 2023 and therefore cannot be relied upon to provide an accurate appraisal of the current energy performance of the property.

The property is a Listed Building, an active EPC is not registered on the public portal, and there is no legal requirement for such a report to be produced for the sale given the Listed status.

C5 Services

	Gas	Electric	Water	Drainage
Mains services	✓	✓	✓	✓

	Gas	Electric	Solid Fuel	Oil	Other
Central heating	✓				

Other services

The importance of Insulating your property.

There are many long-term advantages of a well-insulated home which can be beneficial for your home all year round, not just in the winter. One of the biggest reasons properties lose heat and energy is through a lack of or poor-quality insulation. A well-insulated home has many long-term advantages:

- reduce heat loss
- lowers energy bills
- increases comfort and
- has less of an impact on the environment.

Types of insulation

- Loft insulation can reduce energy bills by up to 40%
- Double or triple glazed windows can reduce your bills by up to 50% against single glazed windows
- Wall insulation – Up to 30% of a home's heat loss and gain occurs through the walls. Without adequate insulation, heat would pass in and out of your wall material without much resistance.
- Floor insulation can save up to 20% off energy bills

Lower Energy Bills

Improving the insulation on the roof, walls and windows mean domestic heating systems don't have to work as hard or long to reach a moderate temperature. It will also maintain and in some cases, increase the value of your property by helping it run more efficiently.

Reduces Heat Loss

Hot air in your home rises and escapes through the roof and insulating your loft will prevent the hot air from escaping and trap it inside. The more thermal insulation your property has, the less energy you will need to keep you warm. Having insulation throughout the home means more heating energy is kept inside, helping to keep pleasant temperatures all year round.

When domestic heating systems, using gas, electricity or oil are used to heat the home, it first warms up the air and then the masonry. Poor insulation results in energy being released and then not used effectively, with up to 30% of energy going to waste just through outside walls.

Reduced Environmental Impact

This will have a significant effect on the reduction of thermal energy consumption. This, in turn, reduces carbon dioxide emissions into the atmosphere. Carbon dioxide is responsible for approximately two-thirds of the energy imbalance that is resulting in the rise of the Earth's temperature.

An increase in the level of carbon dioxide across the world results in an excess of greenhouse gases that trap additional heat. This contributes to melting ice caps and rising ocean levels, which can cause flooding. By reducing the release of these emissions from your home, you can promote healthy sustainability for the environment.

Comfort

A fully insulated property keeps the movement of heat to a minimum, so you stay warm during the winter and cool in the summer.

Home insulation also prevents condensation from occurring, which can result in damp and mould. This can damage the paint, plaster and wallpaper in your home. Damp in the home can have a negative impact on your health and cause chronic health problems such as asthma.

New Heating Sources

In the UK, heating is responsible for almost a third of the country's greenhouse gas emissions.

Most homes in the UK use gas or oil boilers for central heating, which release carbon dioxide when burned.

To meet its goal of net-zero greenhouse gas emissions by 2050, the UK Government is encouraging the use of alternatives to fossil fuels for heating, such as electric storage heaters, air and ground source heat pumps.

A ban on gas and oil boilers in newbuild properties will be implemented in 2035, but there are no plans to phase out gas boilers in existing homes.

The Government offer grants and incentives for installing low-carbon heating systems, and it is possible that a complete ban on gas boilers could be implemented in the future, although this is unlikely to happen before homes are better insulated.

The Building Regulations in England, which were updated in June 2022, are part of the Government's plan to reduce carbon emissions and lead to the implementation of the Future Homes Standard in 2035, which will require homes to produce at least 75% less CO2 emissions.

There have been some newer sustainable heat sources in existence for some time, including solar panels and underfloor heating. These sources can have a significant impact on the overall carbon emissions of a property throughout its lifetime. Underfloor heating is 15-20% more efficient than traditional heating systems over the life of a building. In fact, solar power can directly heat water to power a wet underfloor heating system, while solar photovoltaic panels can be used to power appliances in your home including an underfloor heating system.

Air and Ground Source Heat Pumps

Air and ground source heat pumps are now being seen as a cleaner, more sustainable way of heating your home. Essentially, a heat pump works by moving heat energy around. In the winter, it takes heat from outside your home and transfers it inside your home. In the summer, it reverses the process by moving the heat energy from inside your home to the outside.

However, and this is not advertised fully, without a fully insulated property, these systems will not work as efficiently as they are currently being marketed. We strongly recommend that your property is fully insulated before you consider installing a heat pump.

C6 Grounds

The property is situated on a predominantly level and rectangular site, with a South-West facing front aspect.

Gardens are located to the rear of the property.

There is off-street parking for approximately 1 car in the driveway to the rear.

External access is provided to the rear.

You should confirm rights of ownership and responsibilities for maintenance of all boundary structures with your legal adviser.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify. See Section I2.

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C7 Location

The property is in an established residential area convenient for local amenities.

C8 Facilities

The centre of Bury St Edmunds is within walking distance with comprehensive shopping and transport facilities.

C9 Local environment

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located on chalk subsoil that is stable given normal conditions. However, the topsoil is of a type which may be subject to seasonal change, and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

Our desktop survey revealed the property to be located within an area where the likelihood of radon is lowest.

Materials containing asbestos are present in many buildings, often enclosed and unexposed. The location of potential asbestos containing materials is discussed in the report and may be present elsewhere within the property. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive. Specialist advice should be sought by way of further investigations and securing quotations for removal if required before carrying out any works to these components. The cost of renewal may be high.
https://www.asbestos.com/asbestos/information/

What to do if you have asbestos in your home:

The general rule is to always leave asbestos alone, it is usually safe unless it is damaged or disturbed.

Paint indoor materials with an alkali resistant paint such as PVA emulsion, and never sand, drill or saw asbestos materials.

Always seek advice before thinking of removing asbestos and follow the basic rules below if carrying out asbestos cement removal work.

Do not attempt to remove asbestos lagging, spray coatings or large areas of Insulation Board by yourself as these materials can only be safely removed by a licensed contractor.

C10 Other local factors

It is understood that the property is Grade II listed. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. Enquiries should be made initially with the Local Planning Authority in order to seek further guidance if work is proposed. Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase.

D

OUTSIDE THE PROPERTY

D: OUTSIDE THE PROPERTY

D0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

No beams, lintels or other supporting components were exposed to allow examination. Consequently, we are unable to comment fully upon the condition of these concealed areas and therefore you must accept the risk of unseen defects should you wish to proceed without further investigation.

Please note our inspection was carried out from ground level only and there was therefore a restricted view of the upper elements of the building.

D1 Chimney Stacks 2

Your legal advisor should check if the chimney to the rear is demised to the subject property. Due to the layout of the subject and adjacent property it was unclear at the time of inspection whether the chimney forms part of the premises. The vendor was unable to confirm liability. For the purposes of this report we have inspected the chimney.

There is a brick-built chimney stack which appears structurally sound.

The chimney stack appeared to be straight to the eye with no signs of any significant bulging, lean or outward movement noted.

There are 2 visible chimney pots that appear to be straight to the eye with no signs of visible damage. Flaunchings to the chimney pots could not be seen. These should be periodically inspected to ensure that the chimney pots or flues remain adequately bedded.

You should cap and ventilate disused flues in order that damp penetration does not occur within the flue structure. Flues you intend to use should be swept clean prior to use and if necessary, topped with a suitable cowl.

The pots are open. See also Section F5 regarding chimney flues, fireplaces and fitted appliances.

The flashings consist of lead. The lead flashings appear adequately dressed to the roof covering and pointed into the masonry.

The soakers [under flashings] that provide watertightness between the chimney stack edge and the roof are concealed and could not be viewed. However, there is no evidence of internal leakage at these positions to suggest that they are defective.

A back gutter is formed at the rear of the stack where the roof slope meets the chimney. This feature will require regular maintenance and can easily block resulting in damp penetration within the roof void and regular maintenance should be undertaken. At the time of the inspection we found no evidence of associated defect internally within the roof void.

A TV aerial is attached to the stack although we cannot confirm whether the fixings are adequate for their purpose and regular inspections during routine maintenance should be undertaken.

Scaffolding or other means of safe access will be required to carry out future repairs which will increase the cost significantly and you should budget accordingly.

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Condition Rating: 2

D2 Roof Coverings 2

The main pitched roof slopes are covered in interlocking concrete tiles.

The roof edge is finished in pointing with cement mortar. The under cloak appears to be of cement fibre construction.

A pitched roof is usually a simple inclined beam structure, on a timber frame. The structure supports loads imposed on the roof from the weight of the materials and external elements such as wind and snow. These loads are transferred to the support point on the load bearing walls.

Some unevenness can be seen in the roof slopes evidenced by the front slope, but this is within normal tolerances for a building of this age and is not sufficient to indicate any significant weakness.

We are pleased to report the roof coverings appear to be complete with no signs of any slipped, missing or damaged covering noted.

For many years it was not uncommon for re-covering of these roofs to be undertaken with cheaper concrete tiles. Unfortunately, these tiles are significantly heavier than the original slates and therefore the imposed load on the roof frame is considerably greater. In cases where no effective strengthening of the roof frame was undertaken it is not uncommon for the roof slopes to deflect and the ridge to distort. We found no obvious evidence that the replacement concrete roof tiles have compromised the structural integrity of the roof frame.

There is moss growth present on the roof slopes. This level of moss growth is not unusual on properties of this age and type. You should monitor the roof slopes especially where they are north facing or shaded by trees. At present no action is required. However, in the future if the growth becomes excessive then the moss should be cleaned off. Moss growth impedes the run-off of rainwater and leads to gutter blockage and can cause water penetration which may lead to rot or other defects in surrounding timbers.

The ridge tiles appear firmly fixed in position, however, following removal of the moss some repointing of the ridge tiles may be necessary.

There is no evidence of significant cracking or loosening of the mortar to the roof edge generally, but this should be checked periodically and repointed as necessary.

The mortar to the rear extension roof edge is cracked slightly. Whilst no remedial attention is required at present, repairs should be anticipated as a precaution in due course, and you should consider obtaining quotations for repair in order to budget accordingly.

Please note the roof verge under cloak may include asbestos containing materials, depending on their age. Care should be taken with future maintenance. See 'Local environment' of this report.

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Condition Rating: 2

D3 Rainwater pipes and gutters

3

The rainwater goods are formed in uPVC and appear to be in a reasonable condition.

Plastic gutters are relatively maintenance free but do require regular cleaning out and periodic re-sealing of their joints. uPVC rainwater goods are jointed using rubberised gaskets which tend to perish over time. In addition, the downpipes need to be checked regularly to ensure that the joints have not come apart.

Please note we cannot comment on the state and condition of underground drainage runs where rainwater pipes run to sealed gullies.

Periodic inspection and adequate maintenance are necessary to minimise against the potential for rainwater fittings becoming defective and create the circumstances for dampness. This can lead to deterioration in the building fabric and the development of rot in timbers.

Alignment is poor in places and some seepage was evident of the joints, most notably to the rear 1st floor guttering suggesting that minor adjustments will be required. You should make allowances for such maintenance on taking occupation and may wish to seek quotations prior to purchase.

Where downpipes to the rear discharge directly onto the ground this is an unsatisfactory arrangement that can lead to a deterioration of the adjacent low-level masonry, localised penetrating dampness, and even changes in ground conditions. The downpipes should be modified so that they are connected to the underground installation or to a water butt, and you should seek quotations for such modifications prior to purchase.

The guttering to the rear is currently blocked and should be cleared at the earliest opportunity.

The water butt to the rear should be checked regularly, as if allowed to overflow water butts can cause damp penetration on external walls and if unattended for prolonged period could lead to a change in ground conditions and resulting movement of the structure.

Please note it was not raining during the course of the inspection so we cannot confirm that rainwater goods are watertight at the joint sections. It is recommended that you inspect rainwater goods during a period of heavy rain in order to establish their effectiveness, with repairs addressed as found to be necessary.

You should ensure that the gutters are seasonally unblocked of moss and other debris.

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Condition Rating: 3

D4 Main Walls

2

An inspection of the external surfaces of the main walls was made from ground level, with the aid of binoculars, a spirit level and a standard surveyor's ladder. The inspection was also facilitated from readily accessible windows.

Dependent upon the orientation of the elevations, different parts of the building can be more prone to external factors. For example, warm and wet winds typically come from the west and south-west, which are likely to create the potential for weathering and penetrating dampness and rot.

North and north-eastern elevations tend to be more cold and relatively dry, although can be more prone to the weathering effect from frost damage or condensation. Moss build-up on roofs, which can wash off into gutters, is also likely to be more pronounced on north and north-eastern elevations. South and south-westerly elevations are generally more exposed to high temperatures during the day and weathering, such as expansion or cracking in masonry or paint finishes, is a possibility.

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations. The building is likely to be constructed upon a subsoil subject to seasonable shrinkage and expansion which can cause structural movement.

Where there are openings in the walls, either brick arches, beams or lintels should transfer the weight from above and around the openings to the support point. The thrust created at the support point is resisted by the weight of the masonry on each side of the opening.

Walls are typically conventional load bearing masonry which transfer loads to the foundations.

Solid walls rely on the thickness of the material to prevent weather penetration. The principle is that weather hitting the wall will be soaked up by the masonry. Provided that the wall is not too exposed and that there is sufficient heat and air movement, the water will evaporate away before it penetrates completely through to the wall. If the walls are particularly exposed or inadequately maintained penetrating dampness may occur. Thin walls are more vulnerable to penetrating dampness.

In a property of this age, it is probable that the foundations are shallow by modern standards. Shallow foundations are at an increased risk from subsoil movement. Roots from trees and shrubs can also have a contributory effect to the condition of the foundations. The risk of

movement can be reduced by both maintaining the drainage in good condition and controlling the growth of trees, shrubs and hedges.

The side walls on the first floor to the rear extension are of cavity construction as evidenced by the breeze blocks observed via the rear roof void. With cavity wall construction most of the load is carried by the internal leaf of the brickwork or blockwork. The external leaf provides stability to the load bearing inner leaf by increasing its overall thickness and also provides weather proofing.

The rear extension wall is of single brick construction. Single skin solid walls have thermal insulation and weather exclusion properties inferior to those of modern cavity construction. Condensation problems and dampness can sometimes occur internally particularly where the external faces are exposed. There were no signs of associated internal defect at the time of the inspection.

In view of the age of the building it cannot be readily assumed that the window and door openings are provided with adequate lintels to support masonry above. Consequently, the need to provide these in the future cannot be ruled out, particularly if you envisage renewing door or window frames.

Cracking is present to the brickwork above the external front window. This cracking to the mortar joints indicates a disturbance to the lintel support over the opening. As a consequence, the brickwork is now resting on the frames beneath. The level of movement is within tolerance for a property of this age however it would be prudent to repoint the cracked brickwork to prevent damp penetration occurring and you should make allowances for this. The need to replace the lintels in the future cannot be ruled out, particularly if you envisage renewing door or window frames.

As the original external walls are of solid masonry construction, they will not have been constructed with insulation.

If desired however, it may be possible to provide the solid walls with an external wall insulation system as part of the overall improvement of the dwelling. Such elements are attached to the external walls over a vapour barrier with a ventilation gap and covered beneath a cementitious render coating.

The provision of a vapour barrier and ventilation will allow the masonry to continue to breath, without restricting evaporation.

The incorporation of external insulation would dramatically alter the appearance of the property.

Further advice from a specialist contractor would be required in this regard, and the Local Authority should be consulted with to confirm that such alterations would be full under the usual permitted development rights.

The walls to the side have been covered in render. Rendering may obscure defects such as movement cracks or defective brickwork. The existence of such defects can only be established by hacking back the render, which is beyond the scope of this survey and therefore, the risk of defects existing must be accepted.

A suitable drip bead is provided along the base of the render to help deflect rainwater away from the low-level masonry.

The render is thought to be a traditional sand and cement-based render. These renders are more maintenance intensive than modern render systems and will require regular external patch repair and decoration. They are applied in multiple layers and tend to crack over time. Where patch repairs are eventually required, the materials rarely match in terms of flexibility, and therefore cracks will often reappear in the same places. Where there are defects left unrepaired in the decoration or surface render coat, moisture will penetrate between the layers and exacerbate the area of damage.

The render is in a generally reasonable condition. There are multiple hairline cracks to the side and these will require repair and redecoration as part of ongoing maintenance. During your

occupation it will be important to carefully monitor and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

The render doesn't appears to have been applied unevenly; leaving a 'bumpy' finish, particularly to the area in and around the 2nd floor ceiling level to the side of the main house. Although the internal walls appeared straight when view from inside the property, we cannot rule out a bulge to the external side wall which could potentially indicate a structural issue. It may be prudent to arrange for a precautionary inspection of this area by a suitably qualified structural engineer before a legal commitment to purchase.

Walls require a damp-proof course (DPC) to prevent moisture travelling up through the structure, which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

The recommended minimum height for a damp-proof course is 150mm above external ground level. The reason for this gap is to prevent soil, debris, etc building up and bridging the damp-proof course, and to minimise the risk of dampness caused by rain splashing.

Damp-proof courses did not become commonplace until 1875 in London and we saw no evidence that such an element has been included in the original construction of the property, which is not unusual given the age of the structure.

There appears to be a slate damp-proof course set into the base of the rear wall of the extension and the recommended height above ground level is not achieved. Where ground levels are raised in this location, there is a risk that heavy rainfall could result in splashback or a surface water build-up that by-passes the damp course. It is recommended that the ground levels are lowered where required, ideally with a surface water drainage channel constructed along the base of the wall to divert water away from the structure. Such drainage channels should be 100mm wide and 150mm deep. Further contractors' advice and quotations should be sought regarding this matter and consideration will need to be given to the discharge of surface water where the ground levels will be altered.

There is no requirement for sub-floor ventilation as the ground floor is of solid construction.

Stepped hairline cracking was present to the front elevation due to slight seasonal movement. This is not of significance at this stage although repointing of brickwork should be completed to prevent damp penetration occurring and you should expect that further minor seasonal movement may occur over time.

Areas of worn and missing pointing were identified to a number of locations including to the front elevation. Contractors should be instructed to provide quotations for raking out and repointing defective brickwork.

Efflorescence can be seen on the external wall surfaces, as noted by white staining to the rear extension. This is an accumulation of naturally occurring salts in the bricks which are drawn to the external surfaces when wetted by rain and remain there upon drying out. The efflorescence does not cause any particular damage to the brickwork. Over a period of time these deposits will gradually disappear. If desired, cleaning off can be done by dry brushing, taking care not to scour the surface of the brickwork.

A number of spalled bricks are present to the external elevations (e.g. to the rear extension above the flashing on the left). Spalling occurs when brickwork becomes wet due to rain. If freezing conditions occur before the bricks dry out, the entrapped moisture expands and forces off the hard face of the brick, so exposing the softer inner core. This is common in properties of this type and age and given the overall thickness of the external walls, immediate repairs are not required. It should be noted however that the process of spalling is progressive, and this should be monitored, as the need to cut out and replace individual bricks in the future cannot be ruled out.

The windowsills generally should be repaired and decorated for aesthetic purposes and to prevent water penetration into the brickwork beneath.

We inspected the property during the day. At the time of our inspection no significant sound from adjoining properties was noted. Regarding the age of the property it is unlikely any effective sound insulation was provided between adjoining properties at the time of construction. Therefore, it is possible, dependent upon the lifestyle of neighbours that sound transmissions will be encountered during your occupation of the property and which in extreme cases could affect your quiet enjoyment.


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Condition Rating: 2

D5 Windows

3

In accordance with RICS guidelines, a sample of windows were inspected in detail.

The windows are of timber sash and casement construction to which some areas of softness and rot are evident across the installation and repairs are now required. It should be possible with initial repairs and subsequent routine maintenance to refurbish and pro-long the life of the windows and you should seek quotations for these works prior to commitment to purchase.

Please be aware, we have inspected a sample of timber and the possibility of hidden defects being present to concealed timbers cannot be entirely ruled out.

Whilst we found no evidence of associated defect to the windows at the time of the inspection, you should be aware that timber windows can be prone to thermal expansion and contraction caused by the changing weather, and this can result in operation becoming difficult over time. You should anticipate that there will be an ongoing requirement for adjustment in the future, although there is no requirement to do so at present.

External timber elements of a property should be maintained on a three to five yearly cycle to prevent timber decay occurring.

There were no signs of condensation between the double-glazed panes at the time of inspection. It should be noted, however, that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

You should ensure that your home is a safe environment. Any glazing fitted internally below 800mm above floor level should be fitted with safety glass. All safety glazing should be etched as such. For further details concerning safety glazing you should consult Building Regulations Approved Document K (Protection from falling, collision and impact).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf

Whilst at the time the property was constructed there was no requirement to provide toughened glazing, the requirements of Building Control now stipulate that any windowpane of less than 800mm above internal floor level, or glazed doors less than 1.5 metres above internal floor level require the provision of safety glass, to avoid injury and to comply with modern glazing codes of practice.

As safety glazing does not appear to be present to the ground floor windows, you should consider its replacement as a precaution prior to taking occupation. Alternatively, you may be able to apply an adhesive film to the existing glazing to reduce the risk of injury occurring.

Single glazed units (the sash windows) have poor sound and thermal insulation qualities compared with modern equivalents and you may wish to obtain quotations to have these replaced as part of the overall improvement of the property.
https://assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_Document_K.pdf

There is a requirement for ongoing maintenance to the sash frames, to check the cording and ensure that they function satisfactorily. Sash windows can permit paint build-up around the edges with each decoration, which will require maintenance and repair, to permit adequate opening and closing. The downstairs front sash window has seized completely, likely as a result of paint build-up.

Where trickle ventilation has been provided to windows, this should allow a degree of natural ventilation when windows are closed.

You should ensure that you are provided with a full set of window keys on occupation.

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Condition Rating: 3

D6 Outside doors (including patio doors) 3

All doors except the patio and bedroom 3 (which are double glazed) are of single-glazed timber construction and appear to be in reasonable condition.

The patio doors have swollen to some degree and remedial works are needed to ensure satisfactory operation and you should seek quotes for these works prior to purchase.

The external timber decorations will require periodic renewal in order to offset timber decay. The decorations are suffering from deterioration, most notable to the patio doors, and new decoration in reasonable course is recommended. You should make allowances for this maintenance.

There were no signs of condensation between double-glazing panes at the time of inspection. It should be noted, however, that double-glazing can be prone to this problem, which is caused by a failure of the seals at the edges of the panes of glass. Over a period of time the seals can deteriorate, causing unsightly condensation or misting between the panes. When this happens there is no remedy other than to replace the defective double-glazed panes.

Any glazing fitted externally within doors below 1500mm above ground level should be fitted with safety glass. All safety glazing should be etched as such.

As safety glazing does not appear to be present to the front and internal side door, you should consider its replacement as a precaution prior to taking occupation. Alternatively, you may be able to apply an adhesive film to the existing glazing to reduce the risk of injury occurring.

There was evidence of safety glazing having been provided to the remaining doors, in the eventuality that replacement glazing will be required over a period of time, it should be ensured that safety glazing is installed.

Single glazed units have poor sound and thermal insulation qualities compared with modern equivalents and you may wish to obtain quotations to have these replaced as part of the overall improvement of the property.
https://assets.publishing.service.gov.uk/media/60d5bdcde90e07716f516cfd/Approved_Document_K.pdf

Doors open square to the eye with no signs of any significant movement or distortion noted.

We recommend you change all locks upon occupation to enhance security.


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Condition Rating: 3

D7 Conservatory and porches

2

There is a timber conservatory beneath a polycarbonate roof structure which appears to be in a reasonable condition.

The polycarbonate sheet roofing together with its seals will deteriorate and should only be regarded as a short-lived form of roof, prone to problems of leakage and condensation and can be noisy during heavy rainfall.

We found no evidence of associated defect to the polycarbonate at the time of the inspection however you should regularly monitor the polycarbonate seals and the junctions with the main wall throughout occupation.

No significant defects generally were apparent at the time of inspection.

Toughened glazing appears to be present to the doors where required.

It is worth noting conservatories fall outside of the FENSA requirements for replacement windows and doors.

Conservatories are not considered to be habitable rooms as they are less resistant to weather, prone to dampness and allow relatively high levels of heat loss compared to the main house. No assurance can be given concerning the long-term durability of this structure and you should expect relatively high levels of ongoing maintenance. Foundations are frequently at a much shallower depth than would be acceptable for the main building which increases the risk of movement, distortion and cracking.

Condition Rating: 2

D8 Other joinery and finishes 2

The roof edges are provided with timber fascia and soffit boards which are in a serviceable condition.

External decorations will need regular redecoration, typically on a three-to-five-year cycle dependent upon the quality of paint or stain coating.

The external decorations have deteriorated (e.g. to the rear) and new decoration in reasonable course is required. This should include thorough preparation of the timber by removing all loose and flaking decorative finishes before priming the bare surfaces and re-applying appropriate decorative coatings. Much of this work will be undertaken at height and it is therefore recommended that you obtain quotations for this prior to purchase. Please note, a closer inspection of the timber may reveal some concealed deterioration and you should expect that localised repairs may be necessary prior to redecoration.

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Condition Rating: 2

D9 Extensions, attached structures, oil, other.

NI

There are no other significant external elements.

Condition Rating: Not Inspected

E

INSIDE THE PROPERTY

E: INSIDE THE PROPERTY

E0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

It should be appreciated that infestations or defects may be present or may arise if those already discovered remain untreated in a proper manner.

Please note the limitations to our inspection of the property internally on account of fully-fitted floor coverings were present.

We have not completed an asbestos survey and due to the limitations imposed upon our inspection, the risk of concealed asbestos to pipework or other elements of the building must exist. It may be prudent to arrange for a full asbestos survey as part of your due diligence prior to legal commitment to purchase.

Where there are personal effects, furniture and floor coverings present within the property, these restricted our inspection of these areas of internal surfaces.

Our inspection of the roof void to the rear was limited to a head and shoulders inspection due to the low roof pitch and the risk of unseen defects must exist.

Within the roof space the inspection of the ceilings and plumbing items was restricted by loft insulation and lagging.

No comment can be made on concealed roof timbers. It is possible that these may have suffered deterioration. Concealed timbers include the bottom ends of rafters, wall plates and purlin ends.

Access was insufficient to determine the condition of low-level roof timbers. Where water penetration has occurred then the timbers will eventually rot. One way of confirming their condition is to instruct a competent roofing contractor to lift the low-level tiles/slates, inspect the timbers and then replace the covering.

It was not possible within the limits of this report to inspect the flues in detail or to assess the internal condition of flues or flue liners and we can give no assurances as to the practicalities of using or reinstating the fireplaces. It is recommended that all flues be checked prior to purchase.

E1 Roofs

2

The main roof structure is formed in conventional rafters and purlins incorporating adequately sized timbers. Timbers appear to be suitably arranged, with no signs of any significant twisting or distortion noted. No cutting out of these timbers should be contemplated without first seeking advice from a Chartered Structural Engineer.

We are pleased to report we saw no signs of any timber decay to roof timbers that were visible at this time including any wet rot, dry rot or wood-boring insect infestation.

There is evidence of wood-boring insect activity within the roof timbers. This appears to be historic, and we believe that wood-boring insect infestation treatment has previously been undertaken. Your legal adviser should provide guarantees and confirm that these can be transferred under the sale. In the absence of these, prior to purchase, you should refer to a Property Care Association member who should provide quotations for treatment and repair of timbers as required.

Secondary weathering consists of a bitumen felt that provides additional protection from wind driven rain and snow.

The secondary weather barrier was torn in places and localised patch repairs should be completed. Only patch repairs are recommended as the replacement of the weather barrier would involve the complete removal and reinstatement of the roof coverings, which would be costly and is not deemed necessary at this time. A reputable roofing contractor will be able to quote for these patch repairs and you should make allowances for this on purchasing the property.

Party walls between attached properties should be fully sealed with a fire-retardant material in order to reduce the rate of fire spread between adjacent properties, and for security purposes.

It was not possible to determine with certainty the construction type of the party wall due to restricted access, although we believe it is of timber construction and is complete, offering satisfactory separation between the subject and adjacent property.

Ventilation within the roof space area was noted to be limited. Unventilated or poorly ventilated roof spaces can suffer from condensation leading to dampness and timber decay, particularly following upgrading of any thermal insulation whereby the ambient air temperature is reduced.

Improved roof space ventilation can be achieved in a variety of ways, such as improving the provision of ventilation grilles and air bricks in gable walls, installing ventilated soffits, and through roof ventilators in the roof slopes. A reputable roofing contractor will be able to undertake this work and it is recommended that quotations be obtained prior to legal commitment to purchase.

Current Building Regulation standards recommend that a roof void is insulated in its entirety, with a minimum of 270mm of a fibreglass insulation material, or its equivalent, depending on how the insulation is laid. Insulation within the main roof void is provided to a depth of 270mm, which appears to comply with current standards. It should be removed from the surrounding plastic sheeting in order to prevent the material from ‘sweating’.

Insulation in the rear void is currently provided to a depth of 50mm which falls short of current standards. Although not enforced retrospectively, we do endorse current standards and encourage you to upgrade the insulation, where practicable and possible, on occupation. This should include the upper surface of the trap hatch and the eaves should be kept free to ensure a degree of ventilation throughout the entirety of the roof void.
https://assets.publishing.service.gov.uk/media/5a80e50d40f0b62305b8dbff/DECC_factsheet_11.11.16_LOFT_INSULATION_LOCKED.pdf

In places, electrical wiring is present beneath the loft insulation. This can cause overheating and in extreme cases lead to fires. All covered cables must be re-positioned on top of the insulation, and this should be assessed as part of a specialist Electrical test. Please see also section G1 of this report.

The cold-water storage tanks are of plastic construction and are adequately supported although improved covers and insulation are required. There are overflow pipes extending to the exterior of the property.

The roof space did contain items of storage, limiting the full extent of our inspection. Should you wish to use this area for storage it should be ensured that boarding is securely fixed, and storage limited in order to reduce possible over-loading of the roof and ceiling structure.


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Condition Rating: 2

E2 Ceilings

2

The ceilings have been inspected from within roof void where possible and within the rooms. No opening up has been undertaken and the nature of the ceiling materials cannot therefore be ascertained fully, particularly to the ground floors, without damage being caused.

The ceilings are formed in plasterboard and finished in plastered skim, textured finishes and timber cladding.

Where a textured coating has been applied to some of the ceilings within the property, this material may contain small quantities of asbestos fibre. The general use of asbestos ceased in the mid-1990s, and it is possible that the age of this textured coating pre-dates this. On the basis of the likely age of the textured finish it is therefore recommended that it is not worked or sanded in any way that could release fibres.

No damage was recorded to the textured coatings. On the basis that the textured finishes remain undamaged the health issues can be minimised. However, as part of ongoing maintenance considerations, advice from an asbestos contractor to confirm if such fibres are present should be obtained and any recommendations for removal implemented.

Ceilings throughout the 1st floor have been clad in timber. Such finishes can conceal significant defects and you should anticipate that some making good to include re-plastering, or potentially reconstruction of the concealed ceiling, will be required on removal of the existing finishes.

Where decorative coving is fitted within the property, this appeared to be complete with no signs of any significant defect noted. Please note that coving can conceal a degree of settlement cracking.

We are pleased to report the ceilings appear to be generally complete with no signs of significant cracking, undulation or distortion noted.

Cracks along the lines of plasterboard joints are not unusual. These cracks are not structurally significant and can be filled prior to redecoration.

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Condition Rating: 2

E3 Walls and partitions 2

The internal faces of the outside walls are finished in plaster.

The internal faces of the outside walls in a number of rooms are a combination of plaster and dry lining. The latter may incorporate insulation.

Dry lining is a popular method of finishing off the internal surfaces of walls as it saves on costs and reduces the drying out period when construction takes place. Dry lining is where plasterboard sheets are fixed to the external walls either with timber battens or dabs of plaster and then decorated over. This means that there is a gap between the plasterboard and the walls. Because of the gap, it is difficult to screw directly into the walls, although a range of proprietary fixing products can be found in DIY stores.

Internal walls and partitions are a combination of solid and lightweight construction with a mainly plastered finish.

Walls and openings appear square to the eye with no signs of any movement or distortion noted.

Some shrinkage cracks and irregularities are present in the plasterwork, most notably in bedroom 3. These are not considered to be serious in a property of this age and an amount of making good is required prior to redecoration.

Throughout the property areas of hollow sounding plaster were recorded. It must be accepted that the plaster is becoming fragile and patch repairs, or more substantial renewal of plaster will be found to be necessary on redecoration, and you should make allowances for this.

Upon removal of existing decorative surfaces there is a possibility that areas of re-plastering will be necessary prior to redecorating.

Please be aware, our inspection of the property does not constitute a complete specialist "damp" survey.

Slightly elevated moisture readings were noted close to ground level in localised areas across the ground floor. These readings are likely due to cold bridging where in a structure of this age, the ground floor construction is unlikely to be insulated. This is consistent with the age of the property and no remedial action is necessary although excessive condensation can result in unsightly mould growth forming if left unchecked.

Please be aware that older properties are likely to suffer a degree of dampness and you will have to decide on what level of dampness you are prepared to accept before proceeding.


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Condition Rating: 2

E4 Floors 2

Fitted coverings where they are present inevitably restricted the detail of inspection. Comments are therefore based on selected areas where the edges of floor coverings could be turned back to give an indication of the method of construction used and its condition. The risk must be accepted that concealed defects may exist beneath the floor coverings.

Ground floors are of solid concrete construction.

Upper floors are of suspended timber construction.

The solid floors appear firm and level underfoot when viewed through the floor finishes.

Given the age of the property, the original solid ground floors are unlikely to incorporate insulation in line with current standards. As a result, this can contribute to cold bridging and condensation forming on the floors and adjacent wall surfaces if left unchecked.

We are unable to confirm whether the flooring in the original solid ground floors contains a damp-proof membrane. The provision of a damp-proof membrane prevents dampness from the ground

beneath rising through to the interior of the property. There is the potential risk from damp penetration although there were no signs of this at the time of inspection. If the problem should arise in the future, further contractors' observations and quotations to confirm the extent of the problem and any associated remedial costs, if applicable, should be obtained.

Where walked upon, suspended timber floor surfaces were subject to minor spring and unevenness, but this is within acceptable limits for domestic construction and not considered to be of structural significance. Indeed, it is quite common in older properties, particularly above ground floor level.

There is evidence of wood-boring insect infestation to exposed floorboards and whilst there were no signs of recent activity, you should confirm whether previous treatments have been made and if so, whether guarantees can be transferred under the sale.

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Condition Rating: 2

E5 Fireplaces, chimney breasts and flues

NI

There are no functioning fireplaces or associated chimney breasts within the property.

Condition Rating: Not Inspected

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances) 2

Please note, a detailed inspection of kitchen fittings is outside the scope of this report. Given that the property is occupied, the cupboards were full of household effects, which severely restricted our inspection, and the risk of concealed defects exists.

No inspection has been made of built-in appliances. If the condition of these is important to your purchase, then they must be fully serviced and tested by an appropriate engineer prior to legal commitment to purchase.

It should be remembered that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation, you should not assume that they were visible, accessible or indeed in existence at the time of survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

The fitted units provided are basic but relatively modern and appeared serviceable although individual units were not inspected in detail.

The worktops within the kitchen are of solid wood construction. These features require regular maintenance in the form of sanding down with the application of a waterproofing oil, which should be undertaken annually.

Water should not be allowed to sit on such surfaces as this can cause discoloration, staining and decay, where the oil sealant will become worn over time. Staining and wear and tear were apparent across the wooden worktops, whilst it should be possible to refurbish the woodwork with maintenance, the level of wear and tear is thought to be deeply ingrained within the timber, and it will likely be difficult to return them to their original condition.

The carcassing to these units is made of chipboard, which can deteriorate if it becomes wet. It is therefore necessary to protect the chipboard by maintaining the seals and laminating coverings in good condition. Some deterioration of the seals was observed and improvement to the mastic seal should be applied along the back edges of the kitchen worktops to prevent water penetration behind the units.

It would be prudent to provide mechanical extract ventilation within the cooking area to reduce the possibility of condensation problems occurring.

There is a gas-powered Aga and you should confirm with your legal adviser whether this has any Gas Safety Certification. See Section F2 of this report.

Most of the distribution and waste pipework is concealed behind the units and leaking pipework or other defects may not be readily apparent.

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Condition Rating: 2

E7 Woodwork (for example, staircase joinery) 3

Other internal joinery items include timber skirting boards, architraves, doors, their frames and linings, and staircases.

The joinery was carefully inspected where readily accessible.

The provision of floor coverings and personal effects where present limited the extent of our inspection.

Some general marking and bruising are apparent consistent with normal wear and tear and some minor repairs will need to be carried out prior to redecoration.

Accessible doors were checked in accordance with RICS guidance to establish the ease with which they may be opened and shut. Doors and openings open square to the eye with no signs of any significant movement or distortion noted.

The stairs are steep and narrow by modern standards.

There is no handrail along the bottom section of the stairs, and one should be installed as a safety measure.

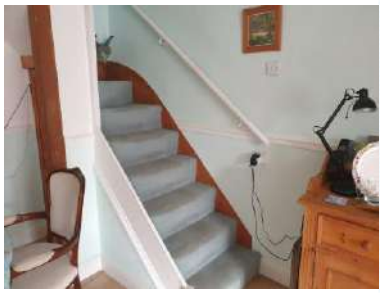
There is a satisfactory handrail to the remainder of the staircase.

Banisters and balustrading appear to be complete with no signs of any defect noted. The gaps between spindles are 100mm or less which will comply with current Building Regulation standards.

Current Building Regulation standards recommend a height of between 900-1000mm to banisters and balustrading within Part K – Protection from Falling, Collision and Impact of the current Building Regulations.

As the height of the banister rails does not fall within 900-1000mm, the banisters should be replaced on taking occupation as the current arrangements are hazardous. The new railings should be designed in a way to prevent climbing, i.e. avoid horizontal rails.

There is evidence of wood-boring insect infestation to the cupboard under the stairs and whilst there were no signs of recent activity, you should confirm whether previous treatments have been carried out and if so, whether guarantees can be transferred under the sale.



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Condition Rating: 3

E8 Bathroom fittings

3

Please note a detailed test on sanitary installations and fittings is outside the scope of this report.

Sanitary fittings are dated and worn although apparently serviceable. As part of the general upgrading of the premises you may wish to consider replacing them.

It is important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid damage to adjacent surfaces.

The flexible sealant around the sanitary ware should be replaced generally and a precautionary inspection of the enclosed area beneath the sanitary fittings is recommended.

Toughened glazing is provided to the shower screen.

Ventilation appears adequate in the downstairs toilet and shower.

You should arrange for the provision of extract ventilation to the upstairs bathroom in accordance with current regulations to reduce the possibility of condensation.

The floor beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. The risk of defects exists. If there has been leakage because of defective pipework, gaps in wall tiles or at the junctions between wall tiles and sanitary fittings, dampness may have caused damage in the floor, although we found no evidence of associated defect at the time of the inspection.

The water pressure was checked to several draw-off points and found to be adequate. Water pressure can vary seasonally and during times of high demand, both within the property and in the locality. It is recommended that should you wish to install water pressure sensitive items, such as a power shower, that further enquiries are made initially.

Most of the distribution and waste pipework is concealed beneath or behind sanitary ware items and whilst there were no obvious signs of leaks, the risk of hidden defects exists.

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Condition Rating: 3

E9 Other

3

There are no visible smoke detectors. It is recommended that mains-controlled detectors are provided and serviced in accordance with the manufacturer's instructions.

Carbon monoxide alarms should be provided in all rooms which house a fuel-burning appliance.

Where there is a gas-fired boiler and/or a gas hob, carbon monoxide alarms have been installed and should be maintained in line with the alarm manufacturer's guidelines.

Condition Rating: 3

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

F0 Limitations

The inspection of the services was limited to those areas which were visible. No comment can be made as to the condition of any services which are not visible. It should be appreciated that some service pipes and cables are covered and any access panels cannot be opened without disturbing decorations, therefore a full inspection was not possible. Some pipes and cables are provided below flooring, making inspection impracticable. In such circumstances the identification of leakages, if any, may not be possible. Services have not been tested but where appropriate specific advice has been made as to the advisability of having the services inspected by a specialist contractor.

For the purposes of this report, only significant defects and deficiencies readily apparent from a visual inspection are reported. Services can only be fully assessed by testing. Building standards are continually being upgraded and older properties become increasingly out of date due to the passage of time, leading to a requirement for improved efficiency. As a consequence there is the potential for higher running costs in older compared to newly built properties. As a general note regarding services, we are not specialised in this field. We therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comment and suggestions. They are not a full and complete assessment of any problems that may exist.

F1 Electricity

3

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 10 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.

It is impossible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by an in-depth test and inspection by a suitably qualified electrician. Useful further information regarding electrical testing in domestic properties can be found in this document published by the NICEIC.
https://www.niceic.com/find-a-contractor/factsheets

The Electrical Safety Council recommend that electrical installations should be tested on change of occupation or every five-to-ten-years, depending on the age of the installation. This is because it is not possible to know if any modifications have been made or any defects created since the last electrical inspection.

You should request a copy of the most recent electrical safety certificate through your legal adviser, prior to exchange of contracts.

The meter and consumer unit are located in the kitchen.

There is no indication as to the date of the last electrical testing.

Although there were no particular areas of concern, we do endorse the Electrical Safety Council's recommendations and a precautionary electrical inspection should therefore still be undertaken, to ensure that circuitry complies with current electrical regulations, prior to a legal commitment to purchase. All recommendations should be fully costed and implemented.

The electrical installation is provided with an RCD which is designed to protect the users from electric shock. These installations are extremely sensitive and consequently occasional tripping of switches will occur, effectively shutting down the affected circuit(s). It can often result when a light bulb fails, or it may be the result of a defective appliance. When this happens, the 'trip-switch' must be reset. If this occurs with any frequency, an electrician should be instructed to investigate.

VIEW FULL SIZE

Condition Rating: 3

F2 Gas/oil

3

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by an 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.

The mains gas meter is positioned in the kitchen.

The Health and Safety Executive strongly advises that all gas and oil appliances are checked for safety at least once a year. The present vendor may be able to provide some certification to confirm that regular inspection of the installation has been undertaken, to include all appliances.

As a minimum, the record of a gas safety check must contain:

- A description of and the location of each appliance or flue checked;
- The name, registration number and signature of the individual carrying out the check;

• The address of the property at which the appliance or flue is installed;

• The date on which the appliance or flue was checked;

• The name and address of the occupier;

• Any defect identified and any remedial action taken or recommended; and

• A statement confirming the gas safety check completed complies with the current requirements of the Gas Safety Regulations.

We have not seen documentary evidence confirming a recent gas safety test.

We are not suitably qualified to comment on the state and condition of the gas installation, a test on the installation is outside the scope of this report.

For precautionary purposes it is recommended that the gas installation be inspected by a Gas Safe registered engineer prior to legal commitment to purchase in the absence of any documentary evidence dated in the last 12 months. All recommendations for improvement to ensure compliance with current Gas Regulation standards should be implemented.

Please note annual gas safety checks are a statutory requirement for landlords and recommended annually during occupation.

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

F3 Water 2

Most of the internal distribution pipework is concealed within the structure or behind fittings and whilst there were no obvious signs of significant leaks, the possibility of concealed defects exists.

There are plastic cold water tanks which appear to be adequately supported although improved covers and insulation are required. There are overflows extending to the exterior.

There is a salt-based water softener located in the conservatory. Such systems require water softener salt to allow the system to regenerate. Regeneration is usually done automatically at least twice a week. You should be mindful table salt is not suitable for these systems and they require servicing in accordance with manufacture's guidelines.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure that they open and close properly.

The internal stop tap was hidden from view, and you should confirm its location prior to taking occupation.

The external stop tap is located in the front path. You should confirm whether a water meter is provided.

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

F4 Heating

3

Please note, we are not suitably qualified to comment on the state and condition of the heating installation and a test on the installation is outside the scope of this report.

We have not carried out any calculations and cannot confirm the heating is adequate to achieve satisfactory temperatures. We recommend that the system be assessed and if found to be inadequate, upgrading may be required.

The gas-fired boiler is located in the upstairs bathroom. This is a modern appliance and appears to be operating satisfactorily at the time of inspection.

We have not seen documentary evidence that a test of the gas heating system has been undertaken in the last 12 months. It would be prudent for you to arrange for a Gas Safe registered engineer to inspect the entire system prior to purchase, with all recommendations fully costed.

You should also arrange for annual testing during your occupation.

The boiler is considered to be fairly old and is likely to now be relatively inefficient compared to modern equivalents. Whilst there is no urgent requirement, upgrading of the boiler should be considered in the short-to-medium-term as part of ongoing maintenance, to improve the efficiency of heating and hot water to the dwelling. You may wish to obtain quotations for this in order to plan and budget accordingly.

Heat is provided to a number of pressed steel radiators via 15mm pipework. The radiators and visible pipework appear in satisfactory condition, with no significant corrosion or leakages noted.

Thermostatic radiator valves (TRVs) have been provided to radiators. These will allow for individual control over each unit which will improve the thermal efficiency of the dwelling.

A significant amount of the central heating pipework is buried within the construction and whilst there were no signs of leakage, this can occur undetected beneath floor finishes, particularly if pipework is not adequately protected.

VIEW FULL SIZE

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 3

F5 Water heating 3

There is a conventional low-pressure vented hot water cylinder located in the upstairs bathroom. The cylinder is gravity fed water from a cold-water storage tank (please see sections E1 and F3) and the water is heated via the central heating boiler and a back-up electric immersion heating element.

The cylinder is a modern insulated unit. There was no evidence of leakages at the time of inspection.

The tank appears to be suitably supported and associated pipework appears to be complete with no signs of any significant furring, corrosion or active leaks noted.

We are not suitably qualified to comment on the state and condition of the hot water installation and a test on the installation is outside the scope of this report.

You should be aware that hot water systems require regular maintenance, and it is recommended that they are serviced annually alongside the central heating boiler installation. You should request a copy of any recent service history through your legal adviser. In the absence of such documentation dated within the last 12 months, you should arrange for a precautionary inspection through a reputable plumber or heating engineer.

VIEW FULL SIZE

Condition Rating: 3

F6 Drainage

2

We are not able to comment on the overall state and condition of drainage installation where the majority is concealed below ground and a test on the installation is outside the scope of this report. Comments can only be given where visible through open gullies, accessible inspection chambers, or where there is obvious external deficiencies.

As part of your due diligence prior to purchase we recommend that you confirm the routes of the underground drainage installations, including surface and foul water, through your legal adviser as this may impact on any future development at the property.

The property appears to be connected to the mains drainage system which is likely to be shared with the adjoining property. The exact location and direction of the underground drainage installation cannot be determined with accuracy, and it would be prudent to complete utilities searches prior to commitment to purchase.

Given the age of the property you should be aware that unless the underground drains have been more recently replaced, then the pipework may have suffered from deterioration, and you should anticipate that replacements may be required. This can be expensive, and it is therefore advised that you arrange for a specialist drainage survey prior to purchase, with all recommendations for improvement fully costed.

There was an inspection chamber located internally within the conservatory. These types of inspection chamber cover require double seals to prevents gases, liquids and odours from escaping. The chamber was not inspected as the lifting of the cover would have undermined the seal and it would have been difficult to reseal with typical surveyors' equipment. Without a full inspection by a drainage specialist, you must accept the risk of such defects existing.

The soil and vent pipe is of uPVC construction and is in serviceable condition at present

The drainage installation has been constructed over when constructing the conservatory. You should confirm the relevant consents were sought in this respect.

VIEW FULL SIZE

VIEW FULL SIZE

Condition Rating: 2

F7 Common services

NI

None.

Condition Rating: Not Inspected

F8 Other services/features

NI

None.

Condition Rating: Not Inspected

G

GROUNDS

(including shared areas for flats)

G: GROUNDS

G0 Limitations

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it must be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to a legal commitment to purchase, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

We have not carried out any geological survey or invasive site investigation and cannot confirm the nature or characteristics of the soil with regard to fill or possible contamination. Normal legal searches should confirm the past use of the site and if instructed, we will advise further.

The gardens are somewhat overgrown which can conceal invasive plant species. During winter months some invasive plant species can die back, preventing visual identification at the time of our inspection. We take no responsibility for any noxious weeds or knotweed, including Japanese Knotweed or Ragwort, which may exist within the site, and you should arrange for your own inspection to be carried out in this regard.

G1 Garage NI

There is no garage provided with the property.

Condition Rating: Not Inspected

G2 Permanent outbuildings and other structures NI

There were no substantial outbuildings with the property.

Timber outhouses such as sheds and summerhouses are considered to be temporary and beyond the scope of the report and have not been inspected.

Condition Rating: Not Inspected

G3 Other

3

There is no evidence of previous flooding although further advice is available via the Environment Agency website and through your local searches.

You should upgrade paths and patios, which are in need of improvement.

The paths and patio may be slippery in wet or icy conditions.

There is a shared driveway, which is in reasonable condition at present and for which there may be shared maintenance costs; legal advisers to confirm.

It is recommended that a certified copy of the Deed Plans be obtained, and boundaries checked on site, with any discrepancies investigated further, to assist in reducing the possibility of boundary disputes with adjoining owners.

Responsibilities for boundaries are unknown and repair liabilities should be investigated further.

Whilst there was no evidence of any adverse easements, servitudes or wayleaves affecting the property your legal advisers should be asked to verify. See Section I2.

Boundaries are provided with a combination of timber fencing and masonry walls. Much of the boundaries were concealed and you should anticipate that ongoing maintenance and repair will be required.

Where there are boundary walls, these features will require high levels of maintenance and are currently suffering from deterioration, evidenced by the right wall. You should seek quotations for repairs prior to commitment to purchase in order to budget accordingly, as these works may be costly.

Condition Rating: 3

H

ISSUES FOR 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 LEGAL ADVISERS

H1 Regulation

No formal planning search has been carried out with the local District Council in respect of the subject property. It is assumed that there are not any outstanding applications on the property described above and we assume that all conditions and statutory requirements have been complied with.

We assume that there are no public rights of way running over the property and this detail should be confirmed by your legal adviser in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

You should confirm that the alterations to the property have the appropriate Local Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on eventual resale.

Legal advisers should confirm if permissions and certification exists for the conservatory installation.

H2 Legal List

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

Confirm consents and Building Regulations certification exist for the extension works over the drainage installation.

Secure deeds and clarify the position of the boundaries and their maintenance liabilities.

Confirm maintenance liability over shared driveway.

Confirm there are no easements, wayleaves or servitudes adversely affecting the property.

H3 Guarantees

None

H4 Other matters

Your legal adviser should advise on your rights and obligations in relation to:-

Your maintenance responsibilities in respect of the boundaries.

Any rights or responsibilities for the maintenance and upkeep of jointly used services should be established.

The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

Investigate if any fire, public health or other requirements or regulations are satisfied and that up-to-date certificates are available.

Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development which could adversely affect this property.

Where there is tall growing vegetation in the adjacent gardens which is growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.

Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisers.

You should obtain all guarantees relevant to the property. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.

The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.

Confirmation should be obtained that all mains services are indeed connected.

Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.

Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.

It is understood that the property could be Listed or within a Conservation Area or both. This imposes additional responsibilities in terms of maintenance and alterations either internally or externally. Enquiries should be made initially with the Local Planning Authority in order to seek further guidance if work is proposed. Your legal advisers should provide further advice on such restrictions prior to a legal commitment to purchase.

We completed a desktop study which revealed the property to be located in an area where the likelihood of radon is at its lowest. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months, which does not appear to be required in this instance.

Our desktop survey confirmed the property to be within flood zone 1 where the risk of flooding is minimal although further advice is available through the Environment Agency website and via your local searches.

Our desktop survey revealed the property to be located on chalk subsoil conditions, where ground conditions are stable given normal conditions. However, the topsoil is of type which may be subject to seasonal change and it is therefore important to ensure drainage connections are sound and that trees and shrubs within influencing distance of the property are regularly maintained in order that ground conditions remain as stable as possible.

General advice can be obtained from the local Police authority with respect to the security measures.

We strongly advise prior to exchange of contracts that you return to the property on a number of occasions, particularly in the evening and at weekends in an attempt to establish who your neighbours are and whether the way in which they use and occupy their property will produce unreasonable levels of sound transmission which could affect your quiet enjoyment of the property. We recommend that formal legal enquiries should be made of the vendor to determine whether any previous problems with noisy neighbours or indeed other disputes have been encountered by them during the period of their ownership.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each and every one of the items referred to above.

I

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

Remove moss from ridge tiles.
Complete adjustments to rainwater goods.
Re-direct rainwater into the drainage installation.
Clear blocked gutters.
Reduce external ground levels.
Anticipate replacement lintels over front ground floor window opening.
Re-point minor movement cracks.
Re-point brickwork.
Anticipate repairs to frost damaged brickwork.
Repair windowsills.
Anticipate increasing repairs to old windows.
Complete external re-decorations.
There may be concealed defects to timbers close to the eaves.
Repair torn roofing felt.
Improve roof void ventilation.
Place wiring beneath insulation over it.
Improve covers and insulation to the Cold Water Storage Tanks.
Repair cracks to ceiling board joints.
Anticipate repairs to walls after removal of lining paper.
Repair shrinkage cracks and irregularities.
Replace flexible sealant to the kitchen worktops.
Improve ventilation within the kitchen.
Confirm whether the aga hob has been tested.
Replace flexible sealant to sanitaryware.
Improve ventilation to the upstairs bathroom.
Install smoke detectors.
There is no electrical test certificate available.
Arrange for a precautionary test of the electrical installation.
Test the gas installation.
Arrange a precautionary test of the heating installation.
Anticipate repairs/replacement of the old drainage installation.

I2 Risks to the grounds

Overgrown grounds with potential for invasive species

Confirm boundary positions

Confirm repairing liabilities of the boundaries

Ongoing repairs required to the boundary walls

The drainage installation has been constructed over within the grounds of the property

I3 Risks to people

Precautionary test of the electrical installation.

Within the roof void place wiring beneath insulation over the insulation in order they do not overheat.

Test gas installation prior to purchase.

Confirm the Aga gas hob has been tested or test prior to use.

Test heating installation.

The presence of Artex ceiling finishes may contain asbestos.

Install smoke detectors prior to taking occupation.

Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.

Install handrail to stairs prior to occupation.

The height of the banisters is hazardous and should be modified prior to taking occupation.

Steep stairs use with care.

Potential for asbestos within the verge tiles.

Provide toughened glazing to doors where required.

Slippery external surfaces present use with care.

Change the locks to improve security.

I4 Other Risks

None

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

Insulation is provided to a depth of 270mm, which appears to comply with current standards.

Insulation levels within the rear roof void fall short of current standards and should be upgraded accordingly.

Insulation to the cold-water storage tank should be improved upon.

It is worth noting conservatories fall outside of the FENSA requirements for replacement windows and doors.

The cylinder is a modern insulated unit. There was no evidence of leakages at the time of inspection.

The original solid floors are unlikely to incorporate insulation.

J2 Heating

The central heating boiler was operating during our inspection.

The heating boiler is ageing and you should budget for its replacement with a modern equivalent.

J3 Lighting

The provision of natural lighting is satisfactory for the property.

There are an adequate number of low energy light bulbs in the property. Low energy lighting bulbs can reduce energy consumption by approximately 85%. Of course turning off electrical lighting within vacant rooms should be adhered to.

J4 Ventilation

It would be prudent to provide mechanical extract ventilation to reduce the possibility of condensation problems occurring.

There is no requirement for sub-floor ventilation as the ground floor is of solid construction.

Ventilation of the roof voids is limited and should be improved upon.

Ventilation within the bathroom appears adequate.

Ventilation within the upstairs bathroom should be improved upon.

J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property which expired in August 2023.

The EPC will show you the property's current thermal efficiency, its' potential thermal efficiency following the recommendations contained within the document and also benchmark it against the average dwelling in England and Wales.

The EPC is based on standard assumptions on occupancy and energy use and does not reflect how energy is consumed by individual occupiers.

You may have to accept that in view of the age of the property it will be more prone to heat loss generally through the fabric of the structure. As a result, condensation may persist despite adequate heating and ventilation.

K

SURVEYOR'S DECLARATION

K: SURVEYOR'S DECLARATION

Surveyor's name

Gary Edge

Qualifications

AssocRICS, MCIOB, FdSc, BA (Hons)

Surveyor's RICS number

6828595

Company name

Sage Chartered Surveyors Ltd

Address

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The Street
Bury St. Edmunds
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Phone number

01284 598036

Website

https://sagesurveyors.com/

Email

info@sagesurveyors.com

Property address

[redacted], Bury St Edmunds, Suffolk, IP33 1JH

Client's name

[redacted]

Date this report was produced

Tuesday, 6 February 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.

L1 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.

L2 Further Investigations and what they involve

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.

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 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.

L3 Who should you 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.

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

M1 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 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.

M2 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.

M3 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.

M4 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).

M5 Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access 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 and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

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

M6 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, they should recommend 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 CAR 2012), 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.

M7 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.

M8 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.

M9 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 review and state the relevant 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.

M10 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.

M11 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. If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. The report will identify and list the risks, and explain the nature of these problems.

M12 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.

M13 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.

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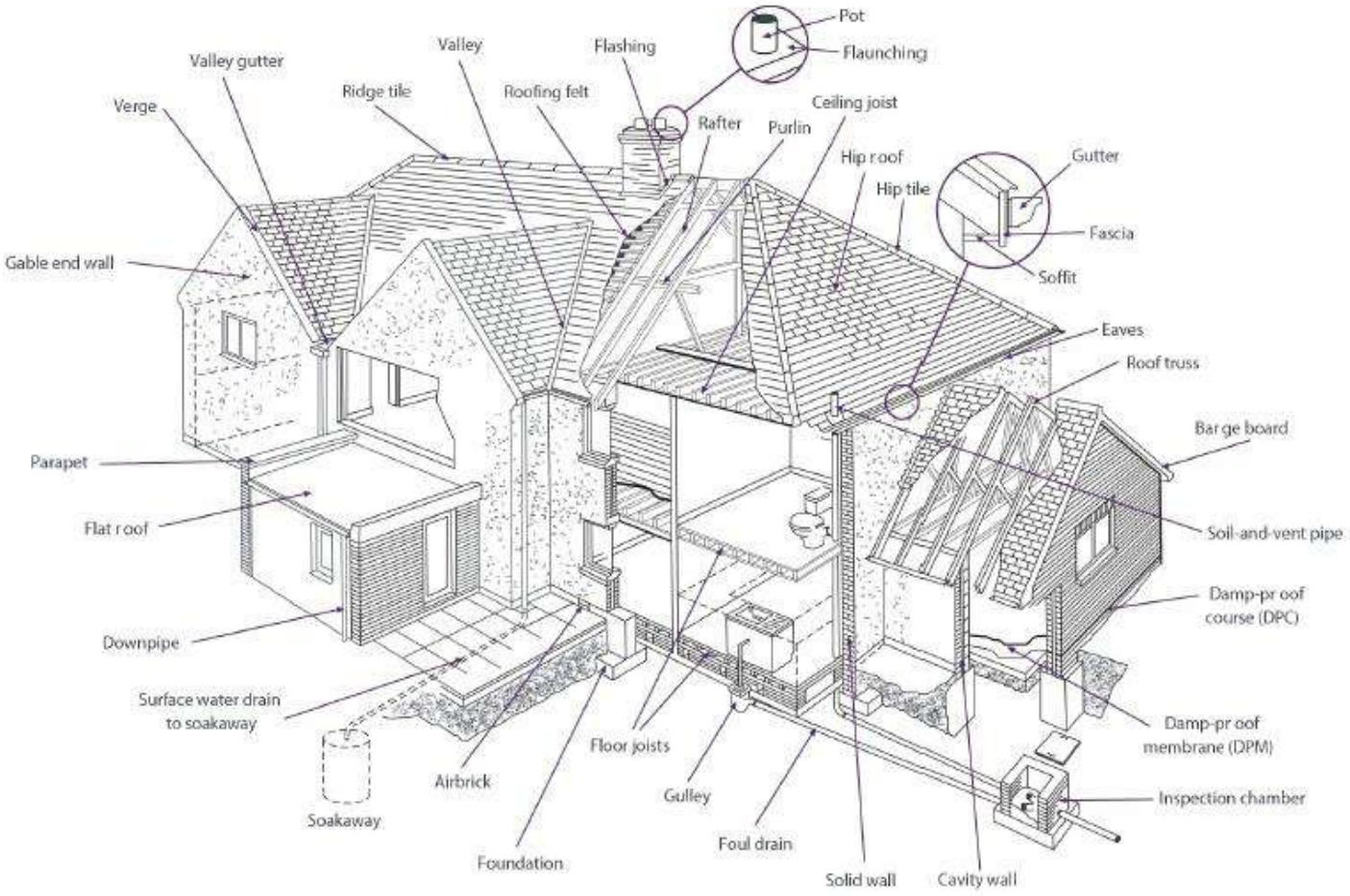
TYPICAL HOUSE DIAGRAM

N: TYPICAL HOUSE DIAGRAM

TYPICAL HOUSE DIAGRAM

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



RICS DISCLAIMER

You should know....

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