

**RICS HOME SURVEY  
LEVEL 3**

**PROPERTY ADDRESS:**

[REDACTED]

**CLIENT NAME(S):**

[REDACTED]

**DATE OF INSPECTION:**

Wednesday 2 October 2024



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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 reasonable efforts 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.





# 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

#### Valuation:

The purpose of this valuation is to provide you with a market valuation to assist you in making an informed decision on the purchase of the subject property.

The Valuation and Report have been prepared in accordance with the RICS Valuation – Global Standards 2021.

This property is considered to be a reasonable proposition for purchase at a figure of **£485,000** (Four Hundred and Eighty-Five Thousand Pounds) provided you are prepared to accept the cost and inconvenience of dealing with the various, but minor, repair and improvement works reported. These deficiencies are common in properties of this age and type, and we found no evidence of any significant issues. We see no reason why there should be any special difficulty on resale in normal market conditions.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

#### Market Valuation:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

This valuation has been instructed alongside the survey inspection and therefore considers any issues highlighted in the survey report which may impact upon the value of the property.

#### Comparable Method:

In arriving at our valuation, we have used the comparable method or the market approach. This is the simplest and most direct method involving the direct comparison of recently sold comparable properties with the subject property, and making adjustments for differences between them.

In providing this valuation we have completed extensive research within the locality in order to secure comparable evidence of completed sales of similar properties or where evidence is limited properties which we can extrapolate information from to inform us in providing this valuation. Our information is recorded, and the data retained together with the surveyor's comments, assumptions and opinions in arriving at the above valuation figure.

The comparable properties were quantitatively and qualitatively adjusted to make allowance for difference in the various factors that may affect value. These factors include location, the physical state, tenure and time etc. The evidence was analysed and used to arrive at the valuation reported.

The valuer is entitled to make reasonable assumptions with regard to the state of the property and other factors that may affect value.

While compiling the valuation we made reference to the following properties which have recently sold in the area:

1. 61 Richmond Road, Saham Toney, Norfolk, IP25 7EX



3 bed detached

Sold 25<sup>th</sup> March 2024 for £525,000

Larger, better condition and fittings, similar location

2. 9 Woodpecker Drive, Watton, Norfolk, IP25 6TW

3 bed, detached

Sold 12<sup>th</sup> June 2024 for £410,000

Smaller, similar condition and location, better fittings

3. 116 Hills Road, Saham Hills, Norfolk IP25 7EZ

4 bed, detached

Sold 30<sup>th</sup> November 2023 for £465,000

Smaller, similar condition, fittings and location

In our opinion the sum you should insure the building for is in the region of **£520,000** (Five Hundred and Twenty Thousand pounds).

This reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements. This will help you decide on the amount of buildings insurance cover you will need for 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'.



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
D Outside the property	D5	Fensa Certificate
	D9	Building Regulation Approval
E Inside the property	E1	Transferable guarantee for wood boring insect treatment to the roof structure
	E3	Local authority consents for the wall removal
	E4	Transferable guarantee for wood boring insect treatment to floors
	E5	HETAS certificate for the solid fuel burner
	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
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
	D4	Main Walls
	D5	Windows
	D6	Outside doors (including patio doors)
E Inside the property	E3	Walls and partitions
	E7	Woodwork (for example, staircase joinery)
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
	D8	Other joinery and finishes
	D9	Extensions, attached structures, oil, other.
E Inside the property	E1	Roofs
	E2	Ceilings

	E4	Floors
	E5	Fireplaces, chimney breasts and flues
	E8	Bathroom fittings
	E9	Other
F Services	F3	Water
	F6	Drainage
G Grounds	G1	Garage
	G2	Permanent outbuildings and other structures

**1**

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

Section of the report	Element ID	Element Name
D Outside the property	D7	Conservatory and porches
E Inside the property	E6	Built-in fittings (built-in kitchen and other fittings, not including appliances)

**NI**

Not inspected (see 'Important note' below).

Section of the report	Element ID	Element Name
F Services	F7	Common services
	F8	Other services/features

## 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.

Investigate the dampness to ground floor walls, with all necessary remedial action fully costed

Secure quotations to complete roof repairs (moss clearance), 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

Confirm the solid fuel burner complies with HETAS regulations.

Arrange for a specialist inspection of the chimney to confirm that a flue liner is present

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

Undertake a test of the heating installation prior to purchase

Confirm the replacement boiler conforms with Building Regulations

Seek quotations for repairs/improvements to the outbuilding

Complete utility searches prior to purchase

Confirm no history of previous flooding through your searches

Clarify the position of the boundaries

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:

Detached

Approximate year the property was built:

1750

Approximate year the property was extended:

1970-ground floor only rear extension-kitchen area  
2000-garden room and 2<sup>nd</sup> storey on top of the original extension

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 clay lump elevations set beneath a pitched roof structure that is covered in lapped clay tiles. The floors are of solid concrete construction on the ground floor and suspended timber to the upper floors.

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



## C1 Accommodation

	Living Rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conservatory	Other	Name of other
Ground	1				1			3	Dining room, garden room, study
First floor		3	1						

## C2 Means of escape

There are 2 smoke detectors installed.

Smoke detectors should be present and maintained at all levels to give the earliest possible warning of fire. Further advice can be obtained from the local fire and rescue service.

We recommend the smoke detectors are serviced in accordance with the manufacturer's instructions.

You should consider upgrading the installation with a mains wired system after 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

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will present the ratings here.

We are advised that the property's current energy performance, are recorded in the EPC, is as stated below. We have checked for any obvious discrepancies between the EPC and the subject property, and the implications are explained to you.

Energy efficiency rating: 69 (C)

As far as could be determined from a non-intrusive inspection, the constructional details listed on the energy performance certificate (EPC) appear to be incorrect, in particular:

The property is described on the certificate as being of timber frame and cob construction, however, it is of clay lump to the original house and cavity wall (to the extensions) construction.

## C5 Services

	Gas	Electric	Water	Drainage	
Mains services	✓	✓	✓	✓	
Central heating	✓		Solid Fuel	Oil	Other
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 North-West facing front aspect.

Gardens are located to the front and rear of the property.

There is a single garage and parking for approximately 2 cars in the driveway.

Boundaries are defined with a combination of timber fencing and masonry walls.

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 H2.

## C7 Location

The property is in a village location of mixed age and character offering limited local amenities.

## C8 Facilities

The centre of Watton is approximately 3 miles away with more 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

None of significance.



# 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.

Where vegetation is growing in close proximity to the property, this limited our inspection of these areas and may be concealing defects.

The shape of the building and site constraints restricted the external inspection of the left side of the study, workshop and outbuilding (including the roof slope).

Please note our inspection of the chimney was limited by ground level observations which restricted our assessment, including the type and condition of chimney flashing, flaunching, ventilation, chimney pots and cowls.

### D1 Chimney Stacks

2

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 is 1 visible chimney pot that appears to be straight to the eye with no signs of visible damage. Flaunching to the chimney pot 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 and topped with a cowl. See also Section E5 regarding chimney flues, fireplaces and fitted appliances.

Chimney stacks are particularly exposed to weather and so regular maintenance must be carried out to ensure that they are stable and weatherproof.



Lichen and moss should be cleared from the top courses periodically to prevent early deterioration of brickwork pointing. The level of moss growth is not significant at this time. Please be aware, it may be necessary to repoint brickwork once moss has been cleared during future maintenance.

There is evidence of deteriorated mortar bedding to the top courses of the front face (for example).

Whilst repairs are not urgently required, it is recommended that you obtain quotations for future repointing works through a reputable roofing contractor prior to purchase, to budget accordingly.

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.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **2**

## D2 Roof Coverings

**2**

The main pitched and hipped roof slopes are covered in lapped clay.

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.

The roofline appears to be level and within normal tolerances with no signs of any significant deflection or undulation noted, indicating that the roof structure is adequate for the current roof covering. See Section E1 regarding the roof structure.

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

There are high levels of moss growth present on the front roof slopes. Excessive moss growth should be cleaned off as soon as possible. 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 level of moss build-up limited our inspection of the roof coverings, and the risk of unseen defects must exist.

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

The valleys are formed in lead and appear to be in a satisfactory condition where viewed from ground level. Moss should be cleared from within the valleys periodically to prevent overspill. Valley gutters can fail unexpectedly, and regular maintenance is necessary. Even valley gutters that are in sound condition can quickly become blocked by leaves, snow, or ice, causing water levels to rise above the edges of the joints and so seep into the fabric of the building. It should be noted that maintenance and repair costs, when needed, tend to be expensive, and you may therefore wish to arrange for a precautionary up-close inspection prior to purchase.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

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.

We are pleased to report that rainwater goods appear to be adequately aligned with no signs of any significant twisting or distortion noted.

A suitable number of support brackets appear to have been provided at regular intervals.

Where downpipes to the porch 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.

Rainwater discharges into underground gullies (e.g. right side) which should be provided with balloon terminals (grilles) to prevent the build-up of debris. You should make allowances for this as part of the overall improvement to the property.

The water butts 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.

uPVC rainwater goods have faded in sections due to sunlight degradation and could be replaced for aesthetic purposes. It is possible they are now brittle and could be damaged during routine maintenance. Whilst there is no urgent requirement to do so, you may wish to obtain quotations to replace the dated installation as part of the overall improvement to the property.

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.



VIEW FULL SIZE



VIEW FULL SIZE



VIEW FULL SIZE

Condition Rating: **3**

## D4 Main Walls

**3**

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.

The main walls to the original house are of clay lump which is a traditional form of construction, using earth with high clay content, straw, animal dung and chalk and flint. Its construction is similar to brickwork with regular bonded courses, but the dried blocks of adobe or clay-lump are much larger and are usually laid in a mortar of fresh earth or clay. In clay-lump buildings the windows and doors were built into the structure.

Clay lump is particularly soft when damp and will be subject to chemical and wind erosion as an exposed material. As such, in order to protect the clay lump, it should be pointed in lime mortar and covered in a lime-based render coating or lime wash, which is flexible and breathable, allowing for natural evaporation to occur within the walls so as not to retain excessive moisture.

These types of mortar and external coatings should only be applied by specialists in the field and ongoing maintenance using traditional breathable products is essential to protect the fabric of the building.

The main walls to the extensions are of cavity construction measuring approximately 300mm overall where measured. 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.

It has not been possible to inspect the ties holding together the inner and outer leaves of the cavity walls. Metal wall ties can suffer gradual corrosion with time. With some types of ties, this corrosion is sometimes accompanied by rust expansion, causing horizontal cracks to appear at intervals in the external wall surfaces. No evidence of wall tie corrosion was recorded visually to the external walls.

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.



There is no evidence of significant cracking surrounding the window and door openings suggesting the lintels are performing satisfactorily.

Given the age and construction type of the original dwelling, it is unlikely the main walls are insulated. Internal insulation is not appropriate for this type of construction.

Given the age of the extension it is likely the main walls are insulated but not in accordance with current regulations and there is no evidence to suggest that insulation has been upgraded since the date of construction.

Walls to the rear extension first floor have been clad with timber. The cladding was found to be complete with no signs of any slipped, missing or damaged lengths noted.

The walls throughout 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 main walls of the original house are covered in cement render which can be highly damaging to a property of this construction type. The only reasonable course to protect the fabric of the structure is to remove the current inappropriate finishes with replacement in a suitable lime render. These works will no doubt be both costly and disruptive and you should seek further advice and quotations through a reputable local historic building repair specialist prior to commitment to purchase.

The render is generally in a good condition. There are few visible hairline cracks or other defects. During your occupation it will be important to carefully monitor and regularly maintain these wall surfaces to prevent moisture ingress behind the render.

As the external rendered wall surfaces have been painted there will be an ongoing decoration burden in the future. Much of this work is at height and will, require access equipment. The work required to prepare the walls and apply a decorative finish is time consuming and therefore expensive. So that you can budget accordingly, prior to legal commitment to purchase, you may wish to seek quotations for future redecoration of the walls.

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.

Whilst not visible, given the age of the extension the damp-proof course is likely to be of PVC. As the damp-proof course was not visible, we are unable to confirm if the recommended height above ground level is achieved and the risk of unseen defects therefore exists.

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

In general, there were no signs of any significant structural defects noted to the main walls at the time of inspection.

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

We are pleased to report we saw no evidence of any significant cracks or bulges to indicate any failure or uneven loading with the foundations or structure of the subject property at this time.



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Condition Rating: **3**

## D5 Windows

**3**

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

Windows are of single and double-glazed timber casement construction and appear to be in reasonable condition.

The windows to the first-floor at the rear have been replaced incorporating uPVC double-glazed windows, to which no significant defects were noted. The double-glazed units should have been installed by a FENSA registered contractor or any other UKAS-approved certification body. If no FENSA installation certificate is available, the installation may not comply with Building Regulations. Legal advisers to confirm if a FENSA certificate is available. See Section H3.

Double-glazed units have a limited life due to the deterioration of the edge seals. Renewal of glazed units may be required on occasion. During dry weather failed units may not be apparent.

There may be guarantees for the installation which could be transferred under the sale.

External timber elements of a property should be maintained on a three to five yearly cycle to prevent timber decay occurring. The decorations are showing signs of breakdown across the installation and new decoration in reasonable course is required. You should seek quotations for such maintenance prior to purchase.

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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996860/Approved_Document_K.pdf)

Glazing to the front windows is close to floor level and there were no visible British Standard marks to the glazing suggesting it is not toughened or laminated. The glazing should be replaced. See Section I1.

Alternatively, you may be able to apply an adhesive safety film to the existing glazing to prevent the risk of injury occurring.

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.

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The leaded glazed windows are constructed in the traditional manner of glass panes being held in place by lead strips. Over a period of time the lead strips are vulnerable to deterioration and thermal movement and as a consequence, buckling of the glazing tends to occur. As a consequence, there is a requirement for ongoing maintenance and renovation to these windows.

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**

The doors are of double-glazed (front door is not glazed) timber construction and appear to be in reasonable condition.

The external timber decorations will require periodic renewal in order to offset timber decay. The decorations appeared serviceable at the time of the inspection however you should be aware of this ongoing maintenance responsibility.

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 study 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 extension doors. In the eventuality that replacement glazing will be required over a period of time, it should be ensured that safety glazing is installed.

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

1

There is a brick-built porch constructed beneath a tiled roof structure, which was in reasonable condition.

The porch is a later addition to the property and given the overall size of the structure, together with the presence of a fixed door to the main dwelling, Local Authority consents and Building Regulations approval are not thought to have been required for the construction.



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Condition Rating: 1

## D8 Other joinery and finishes

2

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

2

The property has been altered and extended by way of 2 rear extensions.

Legal advisers should confirm that Local Authority approvals and Building Regulations were obtained and complied with. The Local Authority should be consulted if relevant approvals and consents including Completion Certificates are not readily available. Whilst there were no signs of obvious inadequacy, there will be further complications on eventual re-sale should you proceed without the relevant documentation for works which have been carried out.

Condition Rating: 2



# 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.

Some walls are dry lined internally and dry lining can often hide dampness and it is not possible to ascertain the condition of the wall behind the dry lining without further exposure work.

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

Timber decking in the loft restricted inspection of the ceiling structure.

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, 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.



Historic damp staining was noted to the roof rafters. However, no damp was recorded when using an electronic moisture meter and this is within acceptable limits for a property of this age and type.

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.

These elements appear to be complete, where visible, with no signs of any significant tears, condensation damage or other defect noted. Roofing underfelt can often degrade beneath the tiles, and this often occurs close to the eaves and may not be visible until a leak suddenly becomes apparent. Unfortunately, it is not practical in many instances to view the underfelt close to the eaves particularly where good levels of insulation are present over the ceiling joists and close to the eaves.

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 is currently provided to a depth of 150mm 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.

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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.

Baited traps were observed within the roof void. These may have been placed as a precautionary measure or this could be evidence of a previous infestation of vermin.

Droppings were noted which may be an indicator of recent activity.

The situation should be monitored, if an active presence of vermin is discovered on occupation, it would be prudent to investigate further with a suitably qualified pest control contractor.





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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.

The ceilings to the master bedroom are of original lath and plaster construction finished in lining paper.

Where ceilings appear to be of plasterboard construction the original lath and plaster ceilings may have been over boarded. We are unable to confirm whether the new plasterboard is adequately secured to the ceiling joists.

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.

Please be aware, where ceiling paper is provided over lath and plaster ceilings, this may now be forming part of the integrity of the ceiling. Removal of the paper could result in significant damage to the lath and plaster requiring complete replacement of the ceiling.

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

Minor irregularities and shrinkage cracks are present, but these are not unusual for this type and age of property. Cosmetic works upon redecoration will be required.

Lath and plaster ceilings are vulnerable to cracking and loosening as they age. Due to the relatively fragile nature of this type of ceiling, failings can occur. The risk of unevenness and failure of the ceilings will increase with time, and you must anticipate the need for future repair and replacement work.



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Condition Rating: **2**

## E3 Walls and partitions

3

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

The internal faces of some of the outside walls to the extension are a combination of plaster and dry lining. The latter may incorporate insulation.

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

You should be aware that textured wall coatings such as Artex can contain an element of asbestos which is generally considered to be a risk to health and safety. The removal process (through scraping) disturbs the material and causes fibre release. Up until 2006, textured coatings could only be removed by licensed contractors, but this is no longer the case. That said, it is always best to use a specialist contractor when removing asbestos as they use methods which prevent fibre release. The general use of Artex containing asbestos ceased in the mid-1990s however some unscrupulous tradespersons would use up their supply and so asbestos containing asbestos could be present as late as 2000.

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. Further advice from an asbestos contractor, to confirm whether the material contains asbestos fibres is advised.

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. 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, most notably to the stairway wall. 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.

The wall in the kitchen has been removed. Legal adviser should verify whether or not Local Authority approvals have been obtained for these alterations. There was no evidence of significant cracking to the areas adjacent, although it is impossible to confirm that adequate supports are provided from our visual inspection alone.

Please be aware, our inspection of the property does not constitute a complete specialist "damp" survey. Where readings taken are higher than normal, it is recommended you engage the services of a specialist contractor prior to exchange of contracts.

Moisture content readings were taken throughout the ground floor walls with an electronic damp meter and dampness was noted to the front wall in the sitting, dining and evidencing the absence of a damp-proof course.

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.

Due to the historic nature of this property, the use of a remedial damp proof course is not always recommended as each house is unique with its' own set of individual circumstances. If you are unwilling to live with the damp, it is suggested you speak with The County and District Councils' Conservation Officer; who will be able to advise as to the options available.

It should also be noted that remedial treatments, such as chemical injection, are not always sympathetic a period property. There are often a number of remedial measures which can be

undertaken in order to alleviate the burden of moisture and possible dampness without the need for any chemical or other forms of treatment, and a specialist contractor will be able to advise accordingly in this regard.



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Condition Rating: 3



## 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 and solid concrete construction.

Upper floors are of suspended timber construction.

Solid floors can consolidate after construction leading to hollows beneath the surface or in extreme cases, substantial deflection. Damage can also be caused by expansion or impurities contained within the sub-floor structure.

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

The timber first floor floorboards generally felt firm underfoot but were subject to some unevenness and undulation.

This movement is attributed to the natural shrinkage and settlement of the timber floor joists. The undulation within the centre of each room is caused by the construction of central bressummer beams which "pick up" the floor joists, resulting in differing floor levels following on from the historic shrinkage of the timbers.

This movement is within acceptable limits for domestic construction and not considered to be of structural significance. As a matter of fact, it is quite common in older properties of this type, particularly above ground floor level.

You should be aware however that where movement is more pronounced, it may be difficult to place furniture without modifications to furnishings.

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.

The flooring beneath the sanitary fittings could not be inspected as this would involve damaging investigations which are beyond the scope of a normal survey. If there has been leakage, such as from concealed pipework or through gaps in wall tiles, or around the bath/shower, dampness may have caused serious rot in the floor. We found no evidence of timber decay, but further investigations would be necessary to establish whether any defects exist. If such work is to be undertaken, there will be some resultant damage and appropriate contractors should be appointed to undertake this work, with the vendor's permission, so that any replacement of panelling or flooring can be carefully undertaken.



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Condition Rating: 2

## E5 Fireplaces, chimney breasts and flues

2

There is an electric fire (garden room) and solid fuel appliance within the sitting room.

We are unable to confirm whether the installation complies with HETAS requirements or whether the flue is lined, and it would be prudent to seek further confirmation prior to purchase.

You should make enquiries with a HETAS engineer to ensure the burner complies according to Part J – Combustion Appliances and Fuel Storage Systems.

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We cannot confirm whether the flue liners have been provided where appliances are fitted to open flues and recommend that a specialist be instructed to check that the installation complies with current regulations.

The stack to the left elevation has been taken down to below the roof line. There were no structural concerns noted to the remaining stack and breasts. Legal advisor should request any associated documentation for this work.



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Condition Rating: 2

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

1

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 carcassing to the 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. The seals were found to be in a serviceable condition.

Ventilation appears adequate and should be regularly maintained.

There is a gas hob fitted, 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:

1

## 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.

In general, the internal joinery items appear reasonably modern and serviceable.

Whilst at the time the property was constructed there was no requirement to provide toughened glazing, the requirements of Building Control now stipulate that windowpanes 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 within the internal doors, you should consider its replacement as a safety 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.

The property has a timber staircase which is carpeted on the upper surface and enclosed beneath. Treads and risers appear to be firm and level and within normal tolerances, with no signs of any significant spring or undulation noted.

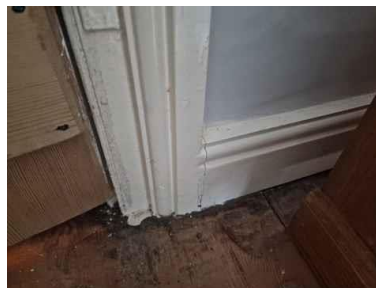
There is a satisfactory handrail to the staircase. It is felt a bracket should be installed mid-way in order to stabilise the rail as it was somewhat 'bouncy'. You should seek quotes for this work prior to purchase.

There is evidence of wood-boring insect infestation to the sitting room door and internal beams 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.

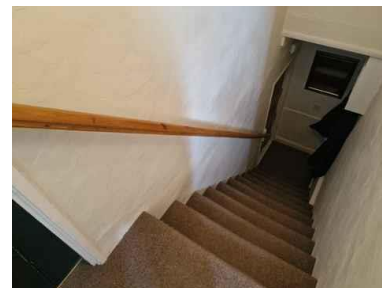
Please note in a property of this age there may be evidence of wood-boring insect activity (historic or active) in concealed areas, although we did not find any during the inspection. You may wish to arrange for a precautionary inspection as part of your due diligence prior to purchase. Your legal advisor should also seek evidence of any previous treatments and associated guarantees.



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Condition Rating: **3**

## E8 Bathroom fittings

2

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

The sanitary fittings appear reasonably modern and serviceable.

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 seals around the sanitaryware were found to be in a serviceable condition and should be maintained.

Toughened glazing is provided to the shower screens.

With respect to showers generally, they should be regularly cleaned including the shower heads to prevent the harbouring of bacteria.

Shower cubicles require high levels of maintenance including regular renewal of sanitary ware seals at the base of the shower as these can be prone to deterioration and create the potential for leakages unless periodic maintenance is undertaken.

Ventilation appears adequate.

You should arrange for the provision of extract ventilation to the ground floor WC 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: **2**

## E9 Other

**2**

There are a number of battery smoke detectors installed. It is recommended the smoke detectors are serviced in accordance with the manufacturer's instructions. You should consider upgrading the installation with a mains wired system after 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.

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

Where there is an active fire, carbon monoxide alarms have been installed and should be maintained in line with the alarm manufacturer's guidelines.



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Condition Rating: **2**



# 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 at the bottom of the stairs.

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.



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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 garage.

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.

Condition Rating: **3**

## F3 Water

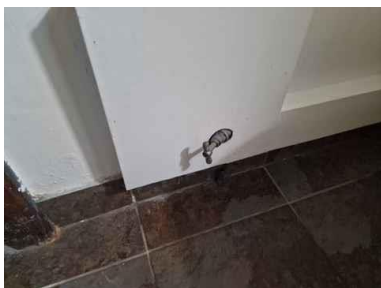
**2**

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.

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 rising main and stop tap are located in the WC.

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



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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 garage. 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.

We believe that the replacement boiler was installed approximately 14 years ago. You should request a copy of the Building Regulations Compliance certificate for the installation prior to purchase. In the absence of any such paperwork, the installation may not comply with Building Regulations, and this would need to be investigated further by an appropriately registered heating engineer.

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.

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.



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Condition Rating: 3

## F5 Water heating

3

There is a modern, insulated, unvented hot water cylinder located within first floor cupboard that provides hot water directly from the cold-water mains. The water from the cold main is typically controlled by a pressure reducing valve and there are safety, temperature, and pressure relief valves provided, in addition to pressurised expansion vessels.

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.



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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 were inspection chambers located within the grounds of the property, which were stuck fast and could not be inspected.

There were no above ground signs of blockage or damage or other significant defect at the time of our inspection however without a full inspection by a drainage specialist, you must accept the risk of such defects existing.

The soil and vent pipe is ducted internally and therefore hidden from view.

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.

Stored items and personal effects within the garage and outbuilding severely limited our internal inspection and the risk of unseen defects exists.

### G1 Garage

2

There is a clay lump garage to the side which is constructed beneath a pitched and tiled roof.

No significant defects were apparent to the garage at the time of inspection.

There is an up and over door that was operated and appears to be in a serviceable condition.

There is evidence of wood-boring insect infestation to the roof timbers within the garage 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.

The electrical services to the garage should be tested by a qualified electrician alongside the electrics to the property. Please see also section F1 of this report.



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Condition Rating: **2**

## G2 Permanent outbuildings and other structures

**2**

There is a clay lump outbuilding to the rear which is constructed beneath a pitched and tiled roof. There were no significant structural issues noted to the outbuilding at the time of the inspection. There is evidence of wood-boring insect infestation to the roof timbers within the outbuilding 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. The render to the rear is in poor condition as is the outbuilding generally. Depending on your intended usage you may wish to obtain quotes for repair and upgrading works prior to a legal commitment to purchase. The electrical services to the outbuilding should be tested by a qualified electrician alongside the electrics to the property. Please see also section F1 of this report. Timber outhouses such as sheds and summerhouses are considered to be temporary and beyond the scope of the report and have not been inspected.



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Condition Rating: 2



## 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.

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

The property does not have any shared areas or services so far as we were able to determine.

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 H2.

The outside areas and gardens appear to be adequately maintained.

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



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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.

## H2 Legal List

Confirm no previous flooding through your searches.

Complete utility searches prior to purchase.

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

Confirm certification and documentation is in place for the boiler installation.

Confirm whether local authority consents exist for the alterations to the property.

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

## H3 Guarantees

Confirm there is a guarantee and FENSA compliance in replacing the windows.

Confirm if a guarantee or warranty exists for the replacement central heating boiler.

## 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 including drainage 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, including matters such as replacement glazing etc. 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.

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

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.



## **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

Re-point the top courses of chimney brickwork.  
Remove moss from the roof slopes.  
Re-direct rainwater into the drainage installation or water butts.  
Provide covers to drainage gullies.  
Complete external re-decorations.  
There may be concealed defects to timbers close to the eaves.  
Check chimney flues prior to use.  
Improve roof void ventilation.  
Place wiring beneath insulation over it.  
Complete minor repairs to ceiling finishes.  
Anticipate more extensive repairs to hollow plaster.  
Anticipate repairs to walls after removal of lining paper.  
Repair shrinkage cracks and irregularities.  
Arrange for an inspection regarding the dampness recorded if required.  
Anticipate some dampness within older properties.  
Confirm the wall removal complies with regulations.  
Confirm HETAS compliance.  
Confirm a flue liner is present.  
Confirm whether the gas hob has been tested.  
Maintain the shower cubicle.  
Improve ventilation to the bathroom.  
Upgrade smoke detectors to mains wired.  
Replace smoke detectors every 10 years.  
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.

## 12 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  
Repair the defective drainage inspection chamber covers.  
Complete repairs and/or improvements to the outbuilding.

## 13 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.  
If regulations and certification are not available, arrange for a test of the replacement boiler installation prior to use.  
Confirm the gas hob and/or gas fire has been tested or test prior to use.  
Test heating installation.  
Confirm the fuel burning appliance complies with HETAS requirements prior to purchase.  
Confirm whether Artex wall finishes contain asbestos prior to purchase.  
The presence of Artex ceiling finishes may contain asbestos.  
Upgrade battery to mains wired smoke detectors.  
Replace smoke detectors every ten years.  
Maintain carbon monoxide alarms adjacent to all fuel-burning appliances.  
Investigate dampness to ground floor walls.  
Provide toughened glazing internally where required.  
Provide toughened glazing to doors where required.  
Provide toughened glazing to windows 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 probably present but unlikely to comply with current standards.

The walls are likely to be uninsulated and you should consider providing this to improve thermal efficiency.

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

Some windows are double glazed to improve thermal efficiency.

## J2 Heating

The central heating boiler was operating during our inspection.

We believe the heating boiler has been replaced with a modern efficient installation.

## 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

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

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

Ventilation within the bathroom appears adequate.

Ventilation within the WC should be improved upon.

Ventilation within the kitchen appears adequate.

## J5 General

The thermal performance of the property is detailed within the Energy Performance Certificate (EPC) for the property. If you do not have a copy, one can be downloaded at [www.epcregister.com](http://www.epcregister.com) where you can search for the property by postcode.

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

MCIQB, AssocRICS

Surveyor's RICS number

6828595

BS Licence No

BS-5985e3eb-3e18-45df-b50f-8ddc6fcbf601

Company name

Sage Chartered Surveyors Ltd

Address

Gate Cottage

The Street

Bury St. Edmunds

IP31 1SW

Phone number

01284 598036

Website

<https://sagesurveyors.com/>

Email

info@sagesurveyors.com

Property address

[REDACTED]

Client's name

[REDACTED]

Date this report was produced

Thursday 3 October 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 The Valuation

The surveyor gives an opinion on both the market value of the property and the reinstatement cost at the time of the inspection (see Reinstatement cost below).

### Market value

Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

When deciding on the market value, the surveyor also makes the following assumptions.

The materials, construction, services, fixtures and fittings, and so on

The surveyor assumes that:

- an inspection of those parts that have not yet been inspected would not identify significant defects
- no dangerous or damaging materials or building techniques have been used in the property
- there is no contamination in or from the ground, and the ground has not been used as landfill
- the property is connected to, and has the right to use, the mains services mentioned in the report and
- the valuation does not take into account any furnishings, removable fittings and sales incentives of any description.

### Legal matters

The surveyor assumes that:

- the property is sold with 'vacant possession' (your legal advisers can give you more information on this term)
- the condition of the property, or the purpose that the property is or will be used for, does not break any laws
- no particularly troublesome or unusual restrictions apply to the property, the property is not affected by problems that would be revealed by the usual legal enquiries, and all necessary planning and Building Regulations permissions (including permission to make alterations) have been obtained and any works undertaken comply with such permissions, and



- the property has the right to use the mains services on normal terms, and the sewers, mains services and roads giving access to the property have been 'adopted' (that is, they are under local authority, not private, control).

The surveyor reports any more assumptions that have been made or found not to apply. If the property is leasehold, the general advice referred to earlier explains what other assumptions the surveyor has made.

#### Reinstatement cost

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard, using modern materials and techniques, and by acting in line with current Building Regulations and other legal requirements.

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

The reinstatement cost helps you decide on the amount of buildings insurance cover you will need for the property.

## M13 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.

## M14 Complaints handling procedure

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



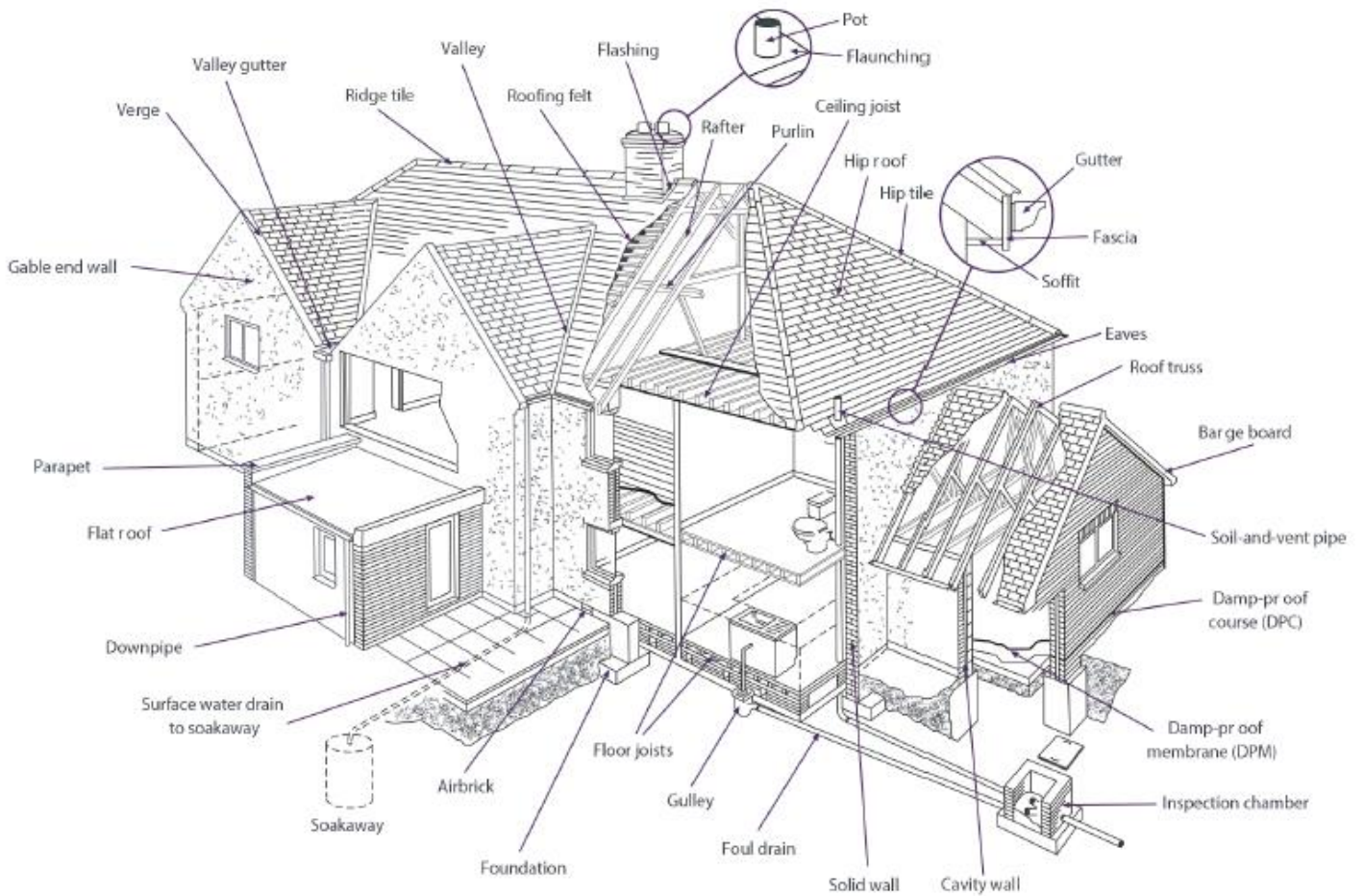
# N

## TYPICAL HOUSE DIAGRAM

# N: TYPICAL HOUSE DIAGRAM

## 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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